

## \$449,900 - 9359 58 Street, Edmonton

MLS® #E4446642

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this well-located 3+1 bedroom, 1,160 sq ft home in the desirable community of Ottewell. Directly across from Ottewell Park and near schools and Capilano Mall, this home offers a fantastic location. It features hardwood flooring upstairs (carpet in the living room), and a finished basement with a spacious family room, wet bar, 4th bedroom, laundry area, and a 3-piece bath. Upgrades include new shingles on both the house and garage (2013) and a rubber-paved driveway (2020). Enjoy the private patio with built-in BBQ and fireplace, nestled between the home and double heated garage. Well maintained and full of potential!

Built in 1965

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446642               |
| Price          | \$449,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,165                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9359 58 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1L7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Barbecue-Built-In, Hot Water Natural Gas, Wet Bar |
| Parking   | Double Garage Detached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two, Curtains and Blinds, Garage Heater |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Freestanding, Woodstove   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 18        |

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Listing information last updated on July 19th, 2025 at 10:02pm MDT