

## \$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	6
Zoning	Zone 18

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