

## \$588,000 - 9208 71 Street, Edmonton

MLS® #E4442823

**\$588,000**

3 Bedroom, 2.00 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Renovated & ready! If you're after the perfect blend of charm & style, this æmid-century modern chic• bungalow delivers. Step inside & feel instantly at home. This spacious executive bungalow features 1 main floor bedroom & a stunning, fully redone kitchen with matte black cabinetry, integrated hood fan, fridge/freezer & dishwasher, quartz counters, undercabinet lighting, & a new skylight above the vaulted ceiling. The open layout flows into a generous dining space & living room with a full wall of windows offering serene views of the treed park across the street. 2 original bedrooms have been reimagined as a cozy family room with stone-faced gas fireplace, built-in office nook, and French doors leading to a private deck. The primary bedroom is well-sized, & the updated bath features designer tile, new vanity, & soaker tub. The lower level offers a large rec room, 2 full bedrooms, a renovated bath with shower, mechanical room, & storage. Bonus: double detached garage, vinyl windows, shingles & more!

Built in 1963

### Essential Information

MLS® # E4442823

Price \$588,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9208 71 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1Y2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 17th, 2025  
Days on Market        16  
Zoning                    Zone 18

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