

## \$524,900 - 5216 97a Avenue, Edmonton

MLS® #E4448683

**\$524,900**

6 Bedroom, 2.00 Bathroom, 1,069 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Beautiful updated bungalow in the coveted Ottewell neighborhood! This spacious home offers 6 bedrooms, 2 kitchens, and 2 garages—perfect for family living or investment. The main floor features a new kitchen with quartz countertops, stainless appliances, and vinyl flooring. Enjoy a beverage bar and a luxurious double vanity bathroom. The finished basement includes a second kitchen and 3 additional bedrooms, ideal for guests or larger families. Recent upgrades include a newer roof, vinyl windows, High Eff furnace, HWT and an EV charger. The fenced yard provides privacy and space for outdoor activities. Two sizable garages offer ample parking and storage. Conveniently surrounded by schools, parks, shopping, and public transit, Quick access to downtown, Whyte Ave, Capilano and Gold Bar parks at the end of 50th Street.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448683  |
| Price          | \$524,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,069     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1959                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5216 97a Avenue |
| Area        | Edmonton        |
| Subdivision | Ottewell        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6B 1E1         |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Hot Water Natural Gas, Smart/Program. Thermostat, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 6                                                                                                    |
| Parking        | Double Garage Detached, Single Garage Detached                                                       |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 2                                                                           |
| Has Suite    | Yes                                                                         |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Clara Tyner, St. Brenadan |
| Middle     | Ottewell                  |
| High       | Austin Obrien, St. Joseph |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 61              |
| Zoning         | Zone 18         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 5:02pm MDT