

## \$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      27  
Zoning                Zone 18

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