

## **\$439,900 - 11302 52 Street, Edmonton**

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MLS® #E4426259

**\$439,900**

4 Bedroom, 2.00 Bathroom, 861 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Welcome to The Highlands, one of Edmonton's most sought-after neighbourhoods. Just steps from the beautiful River Valley, this charming 1951 character bungalow has been thoughtfully renovated while preserving its unique appeal. Situated on a spacious 491 sqm corner lot, this home offers plenty of space and personality. Inside, tasteful updates enhance the home's character. The renovated kitchen features modern stainless steel appliances, seamlessly blending style and functionality. The main floor includes two generously sized bedrooms, each with beautifully finished doors that add to the home's charm. The renovated bathroom is a standout, featuring a classic Old English-style tub that brings a touch of vintage elegance. Downstairs, the fully finished basement provides a versatile space ready to be customized to suit your needs, whether as a cozy entertainment area, home office, or gym. This home is a perfect combination of character and modern convenience in a prime location.



Built in 1951

### **Essential Information**

MLS® #	E4426259
Price	\$439,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11302 52 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3J1

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 18th, 2025

Days on Market      17

Zoning                 Zone 09

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