

## \$429,900 - 1712 52 Street, Edmonton

MLS® #E4431612

**\$429,900**

3 Bedroom, 2.5 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

NO CONDO FEE! ORIGINAL OWNER! This BEAUTIFULLY kept 3 bedroom/ 2.5 bathroom HALF DUPLEX has been FRESHLY painted throughout. The BRIGHT main floor features an open concept layout with a MODERN white kitchen, containing STAINLESS STEEL appliances, gorgeous QUARTZ countertops, and a dining area that opens to your SOUTH WEST FACING backyard. The COZY living room boasts MANY windows and a beautiful stone-surround GAS FIREPLACE with the convenience of a half bathroom to complete the main level. Heading upstairs, the MASSIVE primary bedroom offers a 4-piece ensuite and a generous closet. Just down the hall, youâ€™ll find two more GREAT SIZED bedrooms, a BONUS ROOM, and another full 4-piece bath. KEY FEATURES INCLUDE: MAINTENANCE FREE front steps & back deck, single attached garage and JUST STEPS away from parks, shops, restaurants, and grocery stores in the beautiful community of WALKER. Welcome home!

Built in 2014

### Essential Information

MLS® # E4431612

Price \$429,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,405         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1712 52 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1Y1        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 53          |

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 May 1st, 2025 at 9:47am MDT