

## \$445,000 - 2169 52a Street, Edmonton

MLS® #E4453023

**\$445,000**

4 Bedroom, 3.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

WELCOME TO FORMER SHOW-HOME! This well-maintained 2-storey half duplex SHOW HOME offers 2166 sqft of living space with AIR CONDITIONER and BUILT in SPEAKERS and with a FULLY FINISHED BASEMENT. The main floor features an open-concept layout with a bright living room centred around a cozy gas fireplace, a dining area and a modern kitchen equipped with stainless steel appliances, a large island, and a corner pantry. Upstairs, youâ€™™ll find three spacious bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. A full bathroom completes the upper floor. The fully finished basement adds valuable living space with a large living area and an additional bathroom, perfect for guests or a home office. Outside, enjoy a landscaped yard and a single attached garage. This home is ideally situated close to schools, parks, playgrounds, shopping, and public transit, with quick access to Anthony Henday Drive.

Built in 2016

### Essential Information

MLS® #	E4453023
Price	\$445,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2169 52a Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X5

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	Zone 53

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