

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

MLS® #E4431612

**\$429,900**

3 Bedroom, 2.50 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	14
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 2nd, 2025 at 1:02am MDT