

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

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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