

## **\$635,000 - 11828 52 Street, Edmonton**

MLS® #E4428002

**\$635,000**

5 Bedroom, 3.50 Bathroom, 1,857 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

### **A PLACE FOR FAMILY AND INCOME TOO!**

What a great opportunity to own a like new home with a fully self contained legal suite. This 2 story beauty offers a bright and open main floor with 10' ceilings, large windows offering tons of natural light, covered by high end powered blinds. The living room is spacious and features a gas fireplace. Kitchen offers plenty of cabinet space, a large island with built in sink and dishwasher. Laminate floors and neutral paint throughout. Upstairs are 3 good sized bedrooms with the primary offering a luxury ensuite and walk in closet. The basement suite offers 2 bedrooms, full bath, and a functional kitchen and living room. Both units are separately metered, have their own laundry, and completely separate entrances. Double detached heated garage insulated and drywalled, and RV parking pad. Yard is fully fenced with chain link. Great mature neighborhood with quick access to downtown, and Concordia College is a 4 minute drive away!

Built in 2016

### **Essential Information**

MLS® #	E4428002
Price	\$635,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,857
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11828 52 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3J4

### Amenities

Amenities	Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Public Transportation, School
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	March 28th, 2025
Days on Market	35
Zoning	Zone 06

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 5:02am MDT