

## \$609,900 - 11828 52 Street, Edmonton

MLS® #E4428002

**\$609,900**

5 Bedroom, 3.50 Bathroom, 1,857 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Modern, like-new 2-storey home with income potential in a mature neighborhood just minutes from downtown and Concordia University! The bright main floor features 10'™ ceilings, large windows with powered blinds, a spacious living room with gas fireplace, and a stylish kitchen with ample cabinets, a large island, and built-in sink and dishwasher. Laminate flooring and neutral tones throughout add a clean, modern feel. Upstairs offers 3 bedrooms, including a primary suite with walk-in closet and luxury ensuite. The fully legal basement suite has 2 bedrooms, a full bath, kitchen, living room, separate entrance, its own laundry, and separate meters—ideal for rental income or extended family. Outside, enjoy a fully fenced yard, RV parking pad, and a double detached heated garage (insulated and drywalled). A perfect home for families or investors!

Built in 2016

### Essential Information

MLS® #	E4428002
Price	\$609,900
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, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 28th, 2025

Days on Market                81

Zoning                            Zone 06

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