

## \$625,000 - 8604 52 Street, Edmonton

MLS® #E4434796

**\$625,000**

5 Bedroom, 2.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

This massive bungalow is over 1,600 SQ FT and is COMPLETELY RENOVATED from top to bottom! This home features TOP-QUALITY MATERIALS, WORKMANSHIP and DESIGN throughout! The bright and open living space consists of a massive living area with a wood-burning fireplace and a cobblestone feature wall. The gourmet kitchen contains stainless steel appliances, quartz countertops, tile backsplash, pot filler, and an array of cabinets and counterspace, including a massive island with a waterfall feature on both sides. The main level features new LED lights, wood finish vinyl floors, 3 bedrooms, and a main bathroom with dual vanities and heated mirrors. Downstairs, you'll find two additional bedrooms, a wet bar, a family room, a laundry area, and a 3 pc bath with glass shower. Out back sits the sunroom! The perfect spot for ENTERTAINING; featuring tile floors, vaulted ceilings, a wet bar w/ feature wall. The double detached garage has an EXHAUST FAN, COMPRESSOR, AIRLINES, 220V outlet and a HEATED GREENHOUSE.

Built in 1963

### Essential Information

MLS® # E4434796

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 8604 52 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1E9        |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Detached               |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Asphalt, Brick, Metal   |
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Asphalt, Brick, Metal   |
| Foundation        | Concrete Perimeter            |

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 42

Zoning Zone 18

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