

## \$700,000 - 11118 52 Street, Edmonton

MLS® #E4435357

**\$700,000**

3 Bedroom, 3.50 Bathroom, 1,936 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Available immediately, this bright 'beachhouse style', renovated 3-bed, 4-bath home is steps from the river valley. Ideal for a couple or family with adult children, it features over \$200K in upgrades: modern kitchen with quartz counters, stainless appliances, finished basement, newer bathrooms, hardwood flooring, new doors, new baseboards, PEX plumbing, & more. The main floor includes kitchen, dining, laundry, 'away' room & 2-piece bath. A spacious living room with high ceilings sits on the next level. Upstairs offers two large bedrooms, including a primary with ensuite, plus a full bath & office/guest room. The finished basement includes a bedroom area, full bath, & storage. Enjoy summer evenings on the deck under the gazebo, surrounded by aspens & apple trees. Oversized tandem garage fits 3 small cars or doubles as a workshop. A unique home worth seeing!

Built in 1991

### Essential Information

MLS® #	E4435357
Price	\$700,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,936
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	11118 52 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3H7

### Amenities

Amenities	Tennis Courts
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Creek, Golf Nearby, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025

Days on Market                3

Zoning                            Zone 09

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