

## \$499,900 - 11251 52 Street, Edmonton

MLS® #E4433952

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,097 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Charming Renovated Suited Bungalow in the highly sought after Highlands location! Located just steps from the scenic river valley and prestigious Ada Boulevard, this beautifully updated bungalow sits on a quiet, tree-lined street in this picturesque historic community. This well preserved 1953 home features 2 bedrooms, a bright living area, and tasteful modern finishes throughout. The updated kitchen offers newer stainless steel appliances and gorgeous wood cabinets. Downstairs, a fully legal 1-bedroom basement suite offers a fantastic opportunity for rental income or extended family living. An oversized double detached garage provides ample space for vehicles, storage, or a workshop. A large storage area, dog run and RV parking complete this great property! Whether you're a first-time homebuyer or looking for a smart investment property, this home is turn-key and a rare find in a truly unbeatable location.

Built in 1953

### Essential Information

MLS® #	E4433952
Price	\$499,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,097
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11251 52 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1Z2

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garburator, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 2nd, 2025

Days on Market 2

Zoning Zone 09

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