

## \$395,900 - 11242 52 Street, Edmonton

MLS® #E4457050

**\$395,900**

4 Bedroom, 2.00 Bathroom, 1,207 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Picturesque 5 bedroom, 2 bathroom, w/ 20'x21' garage over 1200+sqft bungalow w/ legal suite on a beautiful tree lined street in gorgeous Highlands in North Edmonton. Great first time home or investment! Separate entrance, fully finished basement, detached garage & NEW fully fenced backyard w/ 8'x10' shed. Hardwood / tile flooring throughout home. Bright and spacious living room, open kitchen spacious bedrooms. Finished basement offers a second kitchen, vinyl laminate floors, large living room, 1 bedrooms, 3-piece bath, and storage!! Upgrades include new roof, exterior paint, trim, and siding. Walking distance to all amenities, schools, major bus routes, stores & restaurants, medical services. Easy access to Yellow head trail & the Anthony Henday. **MUST SELL NOW! BRING ALL OFFERS!!**

Built in 1955

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457050  |
| Price          | \$395,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,207     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1955                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11242 52 Street      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 3H9              |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas, No Smoking Home, Patio, R.V. Storage, Wood Windows, See Remarks |
| Parking Spaces | 4                                                                                                                             |
| Parking        | Double Garage Detached                                                                                                        |

### Interior

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                     |
| Fireplace    | Yes                                                                                           |
| Fireplaces   | Mantel                                                                                        |
| Stories      | 2                                                                                             |
| Has Suite    | Yes                                                                                           |
| Has Basement | Yes                                                                                           |
| Basement     | Full, Finished                                                                                |

### Exterior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                            |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                                                            |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St. Leo Catholic School  
Middle                              Mount Royal School  
High                                 St. Nicholas School

**Additional Information**

Date Listed                      September 10th, 2025  
Days on Market                58  
Zoning                              Zone 09

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