

\$459,900 - 1807 52 Street, Edmonton

MLS® #E4442468

\$459,900

3 Bedroom, 2.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Located in the vibrant community of Walker, this freshly painted end unit townhouse sides onto a beautiful greenspace with direct access to walking trails. The open-concept main floor features a bright living area that flows into the kitchen with a large island, pantry, & a dining nook overlooking the deck & backyard—perfect for family living. Enjoy the convenience of main floor laundry, a back entry with mudroom space, & a 2-piece powder room. Upstairs, the spacious primary suite offers a walk-in closet & a 4-piece ensuite. Two additional spacious bedrooms (second with walk-in closet) & a 4-piece bath. The unfinished basement provides space for a future 4th bedroom and rec room, or two additional bedrooms plus a full bath (rough-in plumbing in place). A double detached garage completes the package. Located just down the street from all major amenities, walking distance to schools & parks, & with quick access to the Henday & Whitemud. A fantastic opportunity in an even better community.

Built in 2014

Essential Information

MLS® # E4442468

Price \$459,900

Bedrooms 3



| | |
|----------------|----------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,449 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1807 52 Street |
| Area | Edmonton |
| Subdivision | Walker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1Y1 |

Amenities

| | |
|-----------|--|
| Amenities | Closet Organizers, Deck, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 14th, 2025
Days on Market 2
Zoning Zone 53

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