

## \$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 Suite    | Yes   |
| 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      11  
Zoning                Zone 09

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