Courtesy Of Satvir Nagpal Of Royal LePage METRO

$445,000 - 2169 52a Street, Edmonton

MLS® #E4453023

$445,000
4 Bedroom, 3.50 Bathroom, 1,496 sqft
Single Family on 0.00 Acres

Walker, Edmonton, AB

WELCOME TO FORMER SHOW-HOME! This well-maintained 2-storey half duplex SHOW HOME offers 2166 sqft of living space with AIR CONDITIONER and BUILT in SPEAKERS and with a FULLY FINISHED BASEMENT. The main floor features an open-concept layout with a bright living room centred around a cozy gas fireplace, a dining area and a modern kitchen equipped with stainless steel appliances, a large island, and a corner pantry. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. A full bathroom completes the upper floor. The fully finished basement adds valuable living space with a large living area and an additional bathroom, perfect for guests or a home office. Outside, enjoy a landscaped yard and a single attached garage. This home is ideally situated close to schools, parks, playgrounds, shopping, and public transit, with quick access to Anthony Henday Drive.

Built in 2016

Essential Information

MLS® #	E4453023
Price	$445,000
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2169 52a Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X5

Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	42
Zoning	Zone 53

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Listing information last updated on September 25th, 2025 at 5:02am MDT