

## \$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 | 63                |
| Zoning         | Zone 53           |

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Listing information last updated on October 16th, 2025 at 9:17am MDT