

## \$559,900 - 2172 52 St, Edmonton

MLS® #E4436518

**\$559,900**

5 Bedroom, 3.50 Bathroom, 1,873 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

LEGAL SUITE HOME- Charming 5-bedroom, 3.5-bath EAST FACING Home located in the desirable Walker area! Over 2,600 sq ft of total living space, this beautifully designed property offers comfort, style, and functionality. The main floor features an open-concept layout with a spacious living room, a modern kitchen with quartz countertops, and a dining area perfect for family gatherings. Upstairs, you'll find 4 generously sized bedrooms including a luxurious primary suite with a walk-in closet and ensuite. The basement hosts a 1-bedroom LEGAL SUITE with a separate entrance-ideal for rental income or extended family. Single Over sized attached garage, upper-floor laundry, and a landscaped backyard. Located close to schools, parks, shopping, and transit, this home is perfect for growing families or savvy investors. Don't miss your chance to own this incredible home in one of Edmonton's most vibrant communities! Some pictures are virtually staged

Built in 2022

### Essential Information

MLS® # E4436518

Price \$559,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,873
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2172 52 St
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Z7

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Humidifier-Power(Furnace), Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	97
Zoning	Zone 53

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