

## \$449,999 - 1807 52 Street, Edmonton

MLS® #E4442468

**\$449,999**

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 \$449,999

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                49

Zoning                            Zone 53

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