

## **\$575,000 - 16830 52 Street, Edmonton**

---

MLS® #E4456974

### **\$575,000**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Absolutely stunning! Large single family half-duplex NO CONDO FEES! This home features an open floor plan on the main floor with a full kitchen opening up to the dining area and living room. Half bathroom on the main floor as well. The upper floor has 3 full bedrooms, 2 full bathrooms, one being an ensuite, and plenty of closet/storage space. The back yard has been fully landscaped as well as the front. Full fencing has been installed on all sides. The basement is unspoiled and ready for a great personal touch.



Built in 2021

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4456974      |
| Price          | \$575,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,507         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |

StatusActive

Community Information

Address16830 52 Street  
AreaEdmonton  
SubdivisionMcConachie Area  
CityEdmonton  
CountyALBERTA  
ProvinceAB  
Postal CodeT5Y 0R9

Amenities

AmenitiesDeck  
ParkingDouble Garage Attached

Interior

Interior Featuresensuite bathroom  
AppliancesDryer, Refrigerator, Stove-Electric, Washer  
HeatingForced Air-1, Natural Gas  
Stories2  
Has BasementYes  
BasementFull, Unfinished

Exterior

ExteriorWood, Vinyl  
Exterior FeaturesFenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby  
RoofAsphalt Shingles  
ConstructionWood, Vinyl  
FoundationConcrete Perimeter

Additional Information

Date ListedSeptember 9th, 2025  
Days on Market8  
ZoningZone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on September 17th, 2025 at 12:47am MDT