

## **\$650,000 - 11828 52 Street, Edmonton**

MLS® #E4428002

### **\$650,000**

5 Bedroom, 3.50 Bathroom, 1,857 sqft  
Single Family on 0.00 Acres

Newton, Edmonton, AB

**A PLACE FOR FAMILY AND INCOME TOO!**  
What a great opportunity to own a like new home with a fully self contained legal suite. This 2 story beauty offers a bright and open main floor with 10' ceilings, large windows offering tons of natural light, covered by high end powered blinds. The living room is spacious and features a gas fireplace. Kitchen offers plenty of cabinet space, a large island with built in sink and dishwasher. Laminate floors and neutral paint throughout. Upstairs are 3 good sized bedrooms with the primary offering a luxury ensuite and walk in closet. The basement suite offers 2 bedrooms, full bath, and a functional kitchen and living room. Both units are separately metered, have their own laundry, and completely separate entrances. Double detached heated garage insulated and drywalled, and RV parking pad. Yard is fully fenced with chain link. Great mature neighborhood with quick access to downtown, and Concordia College is a 4 minute drive away!

Built in 2016

### **Essential Information**

MLS® #	E4428002
Price	\$650,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,857
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11828 52 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3J4

### **Amenities**

Amenities	Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 28th, 2025  
Days on Market 15  
Zoning Zone 06



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