

## \$469,000 - 2031 52 Street, Edmonton

MLS® #E4465789

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This is a stylish single-family home located in the desirable community of The Walker With its modern charm, smart layout, and unbeatable location. This home offers the perfect combination of comfort and modern design. The spacious living room is filled with natural light from the large front window and features a sleek electric fireplace, creating the perfect space to relax or entertain. The kitchen boasts a quartz countertop, and the upgraded design cabinets, offering ample storage space with a chimney style hood fan and tile backsplash to add a touch of elegance. Stairs lead to a large primary suite with walk-in closet and private ensuite, plus two additional bedrooms, a full bath, and convenient upper-level laundry. Added perks include a separate side entrance, ideal for future development, and a double detached garage & landscaped for convenience.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465789  |
| Price      | \$469,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,582                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2031 52 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1Z7        |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Fireplace         | Yes                                                                               |
| Fireplaces        | Insert, Remote Control                                                            |
| Stories           | 2                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                         |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stone, Vinyl                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 14th, 2025

Days on Market                3

Zoning                              Zone 53

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Listing information last updated on November 16th, 2025 at 11:32pm MST