

## **\$399,400 - 1807 52 Street, Edmonton**

MLS® #E4465581

**\$399,400**

3 Bedroom, 2.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this FREE HOLD CORNER UNIT townhouse with DOUBLE DETACHED GARAGE in the family-friendly community of Walker. The main floor features a spacious LIVING AREA, a modern KITCHEN with a large island and pantry, and a dining nook that overlooks the deck and backyard. Convenient main floor laundry, a mudroom area, and a 2PC powder room complete this level. Upstairs, the primary suite includes a walk-in closet and a 3PC ensuite. 2 generous sized bedrooms (one with its own walk-in closet) shares 3PC common bath. Property comes with OVERSIZED DECK, fully LANDSCAPED & FENCED. The unfinished basement awaits for the personal touch. Located very close to schools, parks, HARVEST POINTE PLAZA and major routes including the Henday and Whitemud. GREAT opportunity for FIRST TIME HOME BUYERS & INVESTORS.

Built in 2014

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4465581  |
| Price      | \$399,400 |
| 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 | See Remarks            |
| 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, Vinyl                                        |
| Exterior Features | Landscaped, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl                                        |
| Foundation        | Concrete Perimeter                                 |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 13th, 2025 |
|-------------|---------------------|

Days on Market 1

Zoning Zone 53

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Listing information last updated on November 14th, 2025 at 4:32pm MST