

## \$469,900 - 2130 52a Street, Edmonton

MLS® #E4417256

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,435 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Pride of Ownership is Evident! Nestled in Walker Lake, the east-facing half Duplex boasts around 2140 sqft of living space & features 3+1 Beds and 3.5 baths. The open main floor offers a functional living room, a modern kitchen, SS appliances, a large island, and a dining rm. A two-piece Guest bathroom, roomy front foyer & mudroom complete the main level. The upper floor offers an east-facing bright Master suite with an oversized window, a 5-piece ensuite & walk-in closet, 2 spacious bedrooms, a full bath & closet laundry. Newly developed basement has a large bedroom, a large REC rm and a full bath with a shower & glass slider. Move-in-ready half duplex features fresh paint and new LVP flooring throughout. Single attached garage & personal driveway- an absolute convenience! Excellent curb appeal, Attractive exterior finished with vinyl and multitone stone, fully landscaped yard, wooden deck & new storage shed all come along. Close to all Amenities, Parks, Schools, & Shopping Centre. It is a must-see!!



Built in 2016

### Essential Information

MLS® #	E4417256
Price	\$469,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,435
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2130 52a Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X4

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Wood, Stone, Vinyl  
Exterior Features Fenced, Landscaped, School  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed January 7th, 2025  
Days on Market 65  
Zoning Zone 53



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