

## \$559,900 - 2172 52 St, Edmonton

MLS® #E4462259

**\$559,900**

5 Bedroom, 3.50 Bathroom, 1,873 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

LEGAL SUITE -Charming 5-bedroom, 3.5-bath EAST FACING Home located in the desirable Walker area! Over 2,600 sq ft of total living space, this beautifully designed property offers comfort, style, and functionality. The main floor features an open-concept layout with a spacious living room, a modern kitchen with quartz countertops, and a dining area perfect for family gatherings. Upstairs, you'll find 4 generously sized bedrooms including a luxurious primary suite with a walk-in closet and ensuite. The basement hosts a 1-bedroom LEGAL SUITE with a separate entrance-ideal for rental income or extended family. Single Over sized attached garage, upper-floor laundry, and a landscaped backyard. Located close to schools, parks, shopping, and transit, this home is perfect for growing families or savvy investors. Don't miss your chance to own this incredible home in one of Edmonton's most vibrant communities! Some pictures are virtually staged

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462259  |
| Price     | \$559,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,873         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |            |
|-------------|------------|
| Address     | 2172 52 St |
| Area        | Edmonton   |
| Subdivision | Walker     |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6X 1Z7    |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                                                                  |
| Parking        | Over Sized, Single Garage Attached                                                                 |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Humidifier-Power(Furnace), Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 3                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Airport Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 17                 |
| Zoning         | Zone 53            |

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Listing information last updated on November 2nd, 2025 at 4:02am MST