

\$724,900 - 10437 52 Avenue, Edmonton

MLS® #E4427404

\$724,900

6 Bedroom, 5.50 Bathroom, 1,762 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

STUNNING CUSTOM HOME WITH LEGAL SUITE IN PRIME PLEASANTVIEW! This 6 BED & 5.5 BATH beauty offers 2,500+ total sq. ft. of LUXURY living in one of Edmonton's most desirable communities. Just steps from the Italian Centre, Southgate Mall, LRT & top-rated schools, perfect for growing families! The main floor boasts an OPEN-CONCEPT layout with a CHEF'S KITCHEN featuring quartz counters, a massive 9' island, SS appliances, custom cabinetry & walk-in pantry. Upstairs boasts FOUR spacious bedrooms, including TWO PRIMARY SUITES each with private ensuites, plus 2 more bedrooms & a 3rd full bath. The *LEGAL* 2 BED & 2 BATH basement suite has a private side entrance, 9' ceilings, in-suite laundry & full kitchen, ideal for rental income or extended family. Designed for ENERGY EFFICIENCY with solar-ready rough-in, 2 high-eff. furnaces, HRV & tankless hot water system. Outside, enjoy a fully-fenced SOUTH-FACING backyard, landscaped lot & DOUBLE GARAGE. Modern, spacious & walkable, this is family living at its finest!

Built in 2021

Essential Information

MLS® # E4427404

Price \$724,900



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 5.50 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 1,762 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 10437 52 Avenue |
| Area | Edmonton |
| Subdivision | Pleasantview (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 0N7 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 15 |

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Listing information last updated on April 17th, 2025 at 10:32am MDT