

## \$450,000 - 2109 52a Street, Edmonton

MLS® #E4448980

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautifully maintained 1484 sq ft half duplex nestled in the desirable community of Walker, Edmonton. This spacious home features 3 bedrooms, 2 full bathrooms, and 2 convenient half baths, offering a perfect blend of comfort and functionality for families and professionals alike. The open-concept main floor boasts a bright living area, a modern kitchen with ample cabinetry, and a dining space ideal for entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and ensuite bath. The fully finished basement adds valuable living space with a large rec room and an additional half bath—perfect for movie nights, a home office, or a play area. Located in a family-friendly neighborhood with easy access to schools, parks, shopping, and major roadways, this home offers the lifestyle you've been looking for. Don't miss out on this fantastic opportunity!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448980  |
| Price     | \$450,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,484         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2109 52a Street |
| Area        | Edmonton        |
| Subdivision | Walker          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 1X4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

**Additional Information**

Date Listed                July 21st, 2025  
Days on Market        12  
Zoning                    Zone 53

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Listing information last updated on August 2nd, 2025 at 8:17pm MDT