

## \$449,999 - 1807 52 Street, Edmonton

MLS® #E4442468

**\$449,999**

3 Bedroom, 2.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Located in the vibrant community of Walker, this freshly painted end unit townhouse sides onto a beautiful greenspace with direct access to walking trails. The open-concept main floor features a bright living area that flows into the kitchen with a large island, pantry, & a dining nook overlooking the deck & backyard—perfect for family living. Enjoy the convenience of main floor laundry, a back entry with mudroom space, & a 2-piece powder room. Upstairs, the spacious primary suite offers a walk-in closet & a 4-piece ensuite. Two additional spacious bedrooms (second with walk-in closet) & a 4-piece bath. The unfinished basement provides space for a future 4th bedroom and rec room, or two additional bedrooms plus a full bath (rough-in plumbing in place). A double detached garage completes the package. Located just down the street from all major amenities, walking distance to schools & parks, & with quick access to the Henday & Whitemud. A fantastic opportunity in an even better community.

Built in 2014

### Essential Information

MLS® # E4442468

Price \$449,999

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 | Closet Organizers, Deck, Vinyl Windows |
| 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, Stone, Vinyl                                                                              |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 14th, 2025  
Days on Market                68  
Zoning                              Zone 53

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Listing information last updated on August 21st, 2025 at 3:18pm MDT