

## **\$650,000 - 11828 52 Street, Edmonton**

MLS® #E4428002

### **\$650,000**

5 Bedroom, 3.50 Bathroom, 1,857 sqft  
Single Family on 0.00 Acres

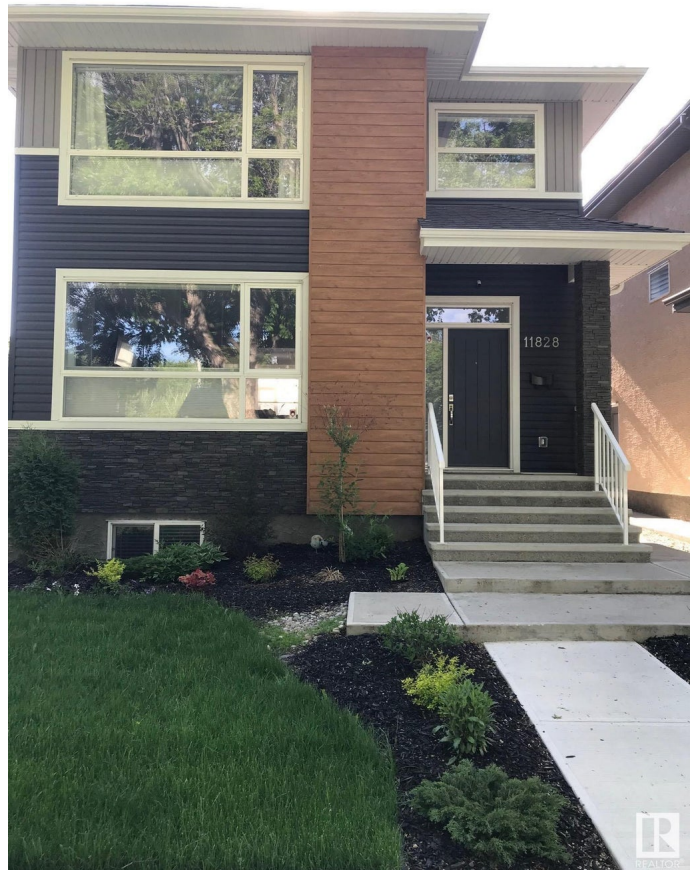
Newton, Edmonton, AB

**A PLACE FOR FAMILY AND INCOME TOO!**  
What a great opportunity to own a like new home with a fully self contained legal suite. This 2 story beauty offers a bright and open main floor with 10' ceilings, large windows offering tons of natural light, covered by high end powered blinds. The living room is spacious and features a gas fireplace. Kitchen offers plenty of cabinet space, a large island with built in sink and dishwasher. Laminate floors and neutral paint throughout. Upstairs are 3 good sized bedrooms with the primary offering a luxury ensuite and walk in closet. The basement suite offers 2 bedrooms, full bath, and a functional kitchen and living room. Both units are separately metered, have their own laundry, and completely separate entrances. Double detached heated garage insulated and drywalled, and RV parking pad. Yard is fully fenced with chain link. Great mature neighborhood with quick access to downtown, and Concordia College is a 4 minute drive away!

Built in 2016

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4428002  |
| Price    | \$650,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,857                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11828 52 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3J4         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 3  |
| Parking        | Double Garage Detached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

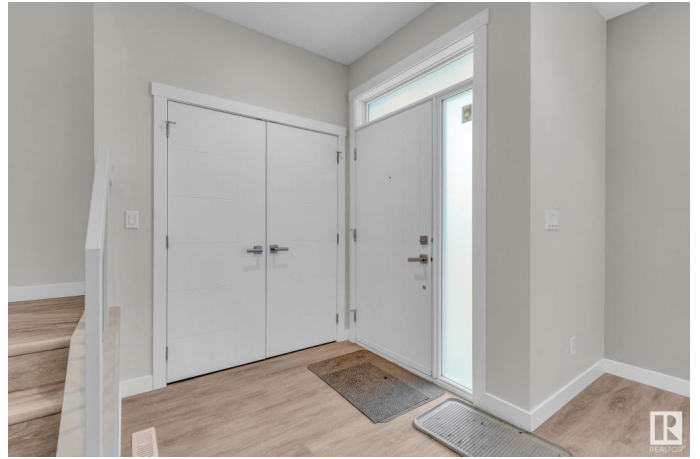
### **Exterior**

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

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 28th, 2025  
Days on Market 11  
Zoning Zone 06



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Listing information last updated on April 8th, 2025 at 2:17pm MDT