

# \$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 Suite         | Yes   |
| 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 | 36               |
| Zoning         | Zone 15          |

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Listing information last updated on April 30th, 2025 at 12:32pm MDT