

## \$439,000 - 2138 52a Street, Edmonton

MLS® #E4447303

**\$439,000**

3 Bedroom, 3.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Located in the highly desirable community of Walker, this exceptionally maintained half duplex offers 1400+ sqft of living space with FULLY FINISHED BASEMENT. The main floor features a spacious living room, a bright dining area, and a modern kitchen equipped with appliances, a large island, and a corner pantry. The upper level offers three well-proportioned bedrooms, including a spacious primary suite with a walk-in closet and a private 3-piece ensuite. A full main bathroom completes the upper floor, providing comfort and convenience for the entire household. The fully finished basement enhances the home's versatility with a large recreational area and a full bathroom—ideal for guests, a home office, or additional family space. Situated minutes from parks, walking trails, schools, public transit, major shopping amenities, and with quick access to Anthony Henday Drive, this home is the perfect blend of location, layout, and value.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447303  |
| Price     | \$439,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,420         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2138 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, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Mantel                                                                     |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 53         |

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Listing information last updated on August 19th, 2025 at 6:47am MDT