

## **\$383,800 - 10520 52 Avenue, Edmonton**

MLS® #E4435743

**\$383,800**

2 Bedroom, 1.00 Bathroom, 1,085 sqft

Single Family on 0.00 Acres

Pleasantview (Edmonton), Edmonton, AB

WHY BUY A CONDO WHEN YOU CAN OWN THIS OUTSTANDING 1,085 SF BUNGALOW IN PLEASANTVIEW AND HAVE NO CONDO FEES! On a 50' x 120' LOT, the home had a Major Renovation in 2012 and displays a bright, OPEN PLAN when you enter. Renovation highlights include Kitchen Cabinets & Countertops, Flooring, a Renovated Bathroom, Roof Shingles, Windows, AND exterior Vinyl Siding with a Stacked Stone accent! The main floor boasts a Large Living Room, a Big Kitchen plus a HUGE master bedroom & a good sized 2nd bedroom. The BIG back yard includes an OVER-SIZED single garage that fits 2 cars, a shop area, and an amazing storage shed. Pleasantview is one of the finest communities in SOUTHWEST Edmonton. You have access to GREAT schools and are walking distance to Southgate Mall. In a desireable CENTRAL location, you are only minutes to the U of A, Whyte Avenue, Downtown and have easy access to the Whitemud Freeway and Airport. Live in the home now and build a newer home in the future. MANY OPTIONS IN A GREAT COMMUNITY LIKE THIS!

Built in 1960

### **Essential Information**

MLS® #

E4435743



|                |                        |
|----------------|------------------------|
| Price          | \$383,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,085                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10520 52 Avenue         |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 0P1                 |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Crawl Space, Deck, No Animal Home |
| Parking   | Single Garage Detached            |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Grade Beam

**Additional Information**

Date Listed                      May 8th, 2025

Days on Market                3

Zoning                            Zone 15

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Listing information last updated on May 10th, 2025 at 11:47pm MDT