

# \$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 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	28
Zoning	Zone 15

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