

Courtesy Of AJ Rawat Of Sterling Real Estate

\$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	17
Zoning	Zone 15

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