

## **\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 11:17pm MDT