

# \$499,000 - 2012 52 Street, Edmonton

MLS® #E4448413

**\$499,000**

5 Bedroom, 2.50 Bathroom, 1,141 sqft  
Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Situated on a massive 6,210 sq ft lot with over 50 feet of frontage, this beautifully updated home offers 3 bedrooms and 1.5 baths on the main floor, featuring a brand-new kitchen, stylish fireplace, new flooring, and modern bathrooms. The basement has a separate entrance, second kitchen, 2 additional bedrooms, full bath, and a spacious living area. Enjoy the bright sunroom, huge backyard perfect for entertaining, and an oversized double detached garage with ample extra parking. Located near Millwoods towncentre, LRT station, top-rated schools, shopping, and with quick access to Anthony Henday. A must-see

Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448413      |
| Price          | \$499,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,141         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2012 52 Street |
| Area        | Edmonton       |
| Subdivision | Meyokumin      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1J4        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Fire Pit, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 9               |

## Zoning

## Zone 29

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Listing information last updated on July 26th, 2025 at 9:17am MDT