

\$720,000 - 11131 52 Street, Edmonton

MLS® #E4452271

\$720,000

3 Bedroom, 2.00 Bathroom, 1,162 sqft
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

This cherished generational home in Highlands tells a story. Built in 1965 by the original owners and now offered by their daughter who grew up here. In 2019, a fully self-contained, architecturally designed garden suite was added at the back of the lot, creating rare versatility for extended family, guests, or rental income. Set on a tree-lined street with towering elms, this property is steps to local gems like Foxburger, Kind Ice Cream, and Candid Coffee Roasters, and just minutes to Highlands Golf Club and River Valley trails. With historical charm, modern flexibility, and a prime location in one of Edmonton’s most beloved communities, this is a once-in-a-lifetime opportunity. A must-see! Imagine morning coffee or evening tea on the back deck surrounded by lush landscaping and lilacs in bloom. Recognized by the Highlands Historical Society with a heritage plaque, this is truly a one-of-a-kind chance to own a piece of history in a sought-after neighborhood, complete with a built-in mortgage helper.



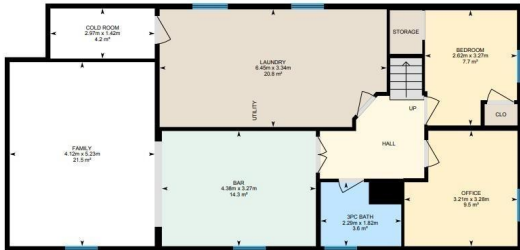
11131 52 , Edmonton, AB

Main Floor Exterior Area 107.96 m²
Interior Area 101.79 m²



11131 52 , Edmonton, AB

Basement (Below Grade) Exterior Area 75.17 m²
Interior Area 92.18 m²
Excluded Area 28.06 m²



Built in 1965

Essential Information

MLS® # E4452271
Price \$720,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11131 52 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3H6

Amenities

Amenities	On Street Parking
Parking	Double Garage Detached, See Remarks

Interior

Appliances	Dishwasher - Energy Star, Freezer, Furniture Included, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fruit Trees/Shrubs, Park/Reserve, River Valley View
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 10th, 2025
Days on Market	12
Zoning	Zone 09

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