

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

LUXURIOUS 6 BED/5.5 BATH custom-built home in Pleasantview, offering 2,500+ total sq. ft. of thoughtfully designed space. Ideally located within WALKING DISTANCE to the Italian Centre, Southgate Mall, LRT & top schools, this home is perfect for families or investors seeking a high-end rental or Airbnb. The OPEN-CONCEPT great room flows seamlessly into a CHEF'S KITCHEN w/a massive 9â€™™ island, upgraded SS appliances, quartz c-tops, custom two-tone millwork & a walk-in pantry. Upstairs features FOUR spacious bedrooms, including 2 large primary suites each with private ensuites, plus 2 add'l bedrooms & a 3rd full bath. The 2 BED & 2 FULL BATH LEGAL basement suite features a PRIVATE side entrance, 9â€™™ ceilings, SS appliances & in-suite laundry. Designed for EFFICIENCY, this solar-ready home includes 2 hi-eff. furnaces, an HRV & a tankless hot water system. Fully landscaped and fenced w/a SOUTH-FACING backyard & double detached garage, this home offers modern elegance, functionality & an UNBEATABLE location!

Built in 2020

## 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	2020
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	9
Zoning	Zone 15

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Listing information last updated on April 3rd, 2025 at 3:18pm MDT