

## \$375,000 - 14659 52 Street, Edmonton

MLS® #E4454235

**\$375,000**

4 Bedroom, 2.50 Bathroom, 1,470 sqft

Condo / Townhouse on 0.00 Acres

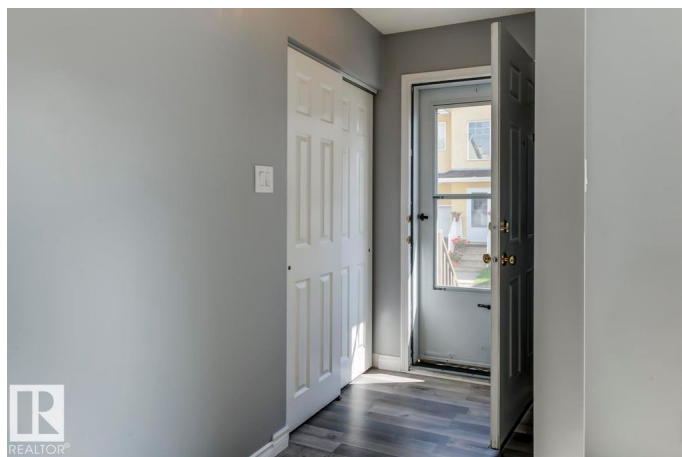
Casselman, Edmonton, AB

Welcome to this spacious 2-storey detached home offering incredible value with super low condo fees and a heated double attached garage. The corner lot provides added privacy and a large yard—perfect for kids, pets, or gardening. The main floor features a bright, eat-in kitchen, cozy gas fireplace, and a convenient half bathroom. Upstairs you'll find 3 bedrooms, including a generous primary suite with a walk-in closet and 3-piece ensuite. The fully finished basement offers a large rec room and an additional bedroom, ideal for guests or a home office. Recent upgrades include new windows (2021), new appliances (2023) and central A/C for year-round comfort. Located close to schools, shopping, parks, and with quick access to Anthony Henday Drive, this home combines space, comfort, and convenience—perfect for families or first-time buyers!

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454235  |
| Price      | \$375,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,470                |
| Acres          | 0.00                 |
| Year Built     | 1994                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14659 52 Street |
| Area        | Edmonton        |
| Subdivision | Casselman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 4Z7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Mantel                                                                                                                      |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stucco, Vinyl           |
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stucco, Vinyl           |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 02           |
| Condo Fee      | \$127             |

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Listing information last updated on August 29th, 2025 at 1:32pm MDT