

## \$254,000 - 14624 52 Street, Edmonton

MLS® #E4464887

**\$254,000**

3 Bedroom, 1.50 Bathroom, 1,141 sqft  
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Chic, bright, stunningly renovated & beautifully priced! Discover Hillside Terrace â€” a charming haven surrounded by mature trees & vibrant greenery in Casselman. This sensational, air-conditioned 3 bed + den, 1.5 bath end unit offers over 1140 sqft of living space, a sunny south-facing backyard with vinyl fencing, a single attached garage incl. EV charger, with inside access, plus enjoy an additional parking stall right out front! Stylish & full of character, impressing with soaring 12'™ ceilings & expansive windows that flood the living room with natural light. The open layout connects the elevated dining area to the grand living room below, creating an airy, inviting space, perfect for relaxing & entertaining. Morning coffees and casual dinners have a perfect spot in the bright & well appointed kitchen. Step through the gate in your private fenced yard, enjoy the park-like surroundings â€” perfect for evening walks or playtime with your pets. Peaceful, practical, full of personality â€” this oneâ€™s a gem!

Built in 1977

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464887  |
| Price    | \$254,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 4 Level Split     |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 14624 52 Street |
| Area        | Edmonton        |
| Subdivision | Casselman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3M7         |

### **Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Air Conditioner, Gazebo, Patio, Vinyl Windows           |
| Parking Spaces | 2                                                       |
| Parking        | Over Sized, Single Garage Attached, EV Charging Station |

### **Interior**

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Stories      | 5                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Partially Finished                                                                                                         |

### **Exterior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Vinyl                                                                      |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St. Dominic Catholic Elem  
Middle                              Dr. Donald Massey School  
High                                 M.E. LaZerte School

**Additional Information**

Date Listed                      November 6th, 2025  
Days on Market                2  
Zoning                              Zone 02  
Condo Fee                        \$324

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Listing information last updated on November 8th, 2025 at 5:32am MST