

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	11
Zoning	Zone 15

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Listing information last updated on April 5th, 2025 at 12:17pm MDT