

# \$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.



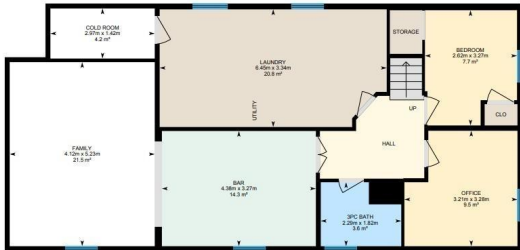
11131 52 , Edmonton, AB

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 62.18 m²  
Excluded Area 26.06 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      8  
Zoning                Zone 09

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