

## \$175,000 - 14527 52 Street, Edmonton

MLS® #E4436004

**\$175,000**

2 Bedroom, 2.50 Bathroom, 1,174 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Townhouse in Prime Location Near LRT & Shopping! Welcome to this 2-bedroom, 2.5-bath townhouse offering both comfort and convenience. The functional kitchen provides plenty of cabinetry and flows into the dining areaâ€”perfect for hosting family gatherings. Enjoy a bright living room with patio doors leading to your private yard. Both bedrooms are spacious, each featuring its own ensuite for added privacy. Additional highlights include two parking stalls conveniently located right in front of the unit. Situated in Ridge Pointe, a well-maintained complex close to shopping, transit, and with quick access to major routes, getting around the city has never been easier. Photos are only of outside as the unit needs TLC and is quite cluttered.

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436004  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,174     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1981              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14527 52 Street |
| Area        | Edmonton        |
| Subdivision | Casselman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 4N1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Parking-Plug-Ins, Patio |
| Parking Spaces | 2  |
| Parking        | 2 Outdoor Stalls                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 22             |

|           |         |
|-----------|---------|
| Zoning    | Zone 02 |
| Condo Fee | \$348   |



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Listing information last updated on June 3rd, 2025 at 6:17am MDT