



## 11337 52 Street Edmonton AB

\$449,500

Located on a tree-lined street in the sought-after community, this charming Raised bungalow has an in-law Suite (virtually staged). Mid-century details (cove ceiling/hardwood/glass block) have been preserved. Spotless, well-maintained with contemporary updates, the home is filled with light. Main floor's circular-flow floor plan, gives convenient access while maintaining privacy. Living room (opener windows/French doors) leads to Dining & huge Kitchen (plenty of cabinets/SS appliances). Primary/2nd Bedroom/4-piece Bath. Back entrance to common Laundry/Utility (storage) & spacious Suite (high ceilings/huge windows/vinyl plank flooring). Over the years, top-to-bottom improvements: kitchen, baths, flooring, electrical, plumbing, shingles, windows. Huge 5,413.5sqft lot: double garage/lighted shed/deck (gas line)/garden. Timeless detail, pride of ownership & an eye for decorating, the owners have created an amazing home. Walk to River Valley (trails/Capilano Foot Bridge) & 112 AVE shops/restaurants. Fabulous!

Listing Presented By:



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