

# \$1,100,000 - 11122 52 Street, Edmonton

MLS® #E4450801

**\$1,100,000**

3 Bedroom, 3.50 Bathroom, 2,186 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

ONE OF A KIND CUSTOM-BUILT GEM IN HIGHLANDS! This exceptional fully finished 2-storey blends timeless elegance with modern comfort. The main floor showcases 9ft ceilings, hardwood flooring, a private office, and a chef's kitchen with walk-through pantry, granite countertops, stainless appliances, gas stove, and a large island—ideal for daily living and entertaining. The open-concept layout flows into a welcoming living area with a cozy gas fireplace. Upstairs offers a vaulted bonus room, an expansive primary suite with spa-inspired 5pc ensuite and walk-in closet, a second spacious bedroom, full bath, and convenient upper laundry. The finished basement includes a wet bar, large rec room, full bath, bedroom, and ample storage. Enjoy the west-facing composite deck for evening sun, or unwind in the aggregate patio lounge area beneath the comfort of a gazebo. Additional highlights: A/C, water softener, oversized heated garage, ICF foundation, cement fiber siding, and multi-zone sound system.

Built in 2010

## Essential Information

MLS® # E4450801

Price \$1,100,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,186
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11122 52 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3B7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 09

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