

## \$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 area—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	21

Zoning	Zone 02
Condo Fee	\$348



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