

## \$625,000 - 8604 52 Street, Edmonton

MLS® #E4434796

**\$625,000**

5 Bedroom, 2.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

This massive bungalow is over 1,600 SQ FT and is COMPLETELY RENOVATED from top to bottom! This home features TOP-QUALITY MATERIALS, WORKMANSHIP and DESIGN throughout! The bright and open living space consists of a massive living area with a wood-burning fireplace and a cobblestone feature wall. The gourmet kitchen contains stainless steel appliances, quartz countertops, tile backsplash, pot filler, and an array of cabinets and counterspace, including a massive island with a waterfall feature on both sides. The main level features new LED lights, wood finish vinyl floors, 3 bedrooms, and a main bathroom with dual vanities and heated mirrors. Downstairs, you'll find two additional bedrooms, a wet bar, a family room, a laundry area, and a 3 pc bath with glass shower. Out back sits the sunroom! The perfect spot for ENTERTAINING; featuring tile floors, vaulted ceilings, a wet bar w/ feature wall. The double detached garage has an EXHAUST FAN, COMPRESSOR, AIRLINES, 220V outlet and a HEATED GREENHOUSE.

Built in 1963

### Essential Information

MLS® # E4434796

Price \$625,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,636
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8604 52 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1E9

### **Amenities**

Amenities	Hot Water Natural Gas, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, Brick, Metal
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 39

Zoning Zone 18

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Listing information last updated on June 14th, 2025 at 10:32am MDT