



COLDWELL BANKER
MOUNTAIN CENTRAL



11131 52 STREET NW

RECOGNIZED HIGHLANDS LEGACY BUNGALOW

FEATURING:

- Detached double garage including additional suite space with income or multigenerational living potential
- Fenced yard with fruit trees, back lane access & mature landscaping
- Steps from local favourites, parks & River Valley trails



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WELCOME HOME!

SPECS INCLUDE:

PRICE: \$629,900

SQUARE FOOTAGE: 2400 sq ft**

BEDROOMS: 5+

BATHROOMS: 3

Recognized by the Highlands Historical Society and offered for sale for the first time, this cherished legacy home is a rare opportunity to own a meaningful piece of Edmonton history in the heart of Highlands; one of the city's most beloved character neighbourhoods. Known for its mature tree-lined streets, historic homes, strong sense of community, and incredible access to the River Valley, Highlands offers a lifestyle that feels both timeless and connected.

Set beneath towering elm trees on a picturesque street, the home welcomes you with classic charm, a warm front porch, and inviting living spaces designed for everyday comfort. The fully finished bungalow is paired with a permitted garage suite, offering exceptional flexibility for extended family, guests, multi-generational living, or rental income potential.

Just steps from local favourites, Ada Boulevard, parks, and River Valley trails, this property combines heritage charm, modern versatility, and an unbeatable community lifestyle in one of Edmonton's most treasured neighbourhoods.

**Total finished living space includes the main home, finished basement, and permitted detached garage suite. Above-grade RMS area is reported separately on MLS®.*



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Property Improvements & Notable Features

Seller Provided Information **Main**

Residence | 11131 52 Street

Recent updates and improvements completed by the seller:

- Shingles (2009)
- Tankless Water Heater (2010)
- Furnace (2015)
- Windows (2019)
- Carpet (2021)
- Back Deck (2020)
- Landscaping Improvements (2022)

Permitted Garden Suite

Constructed in 2020 by Custom Garage Suites, an Edmonton-based builder specializing in sustainable garage suites and custom living spaces, backed by over 25 years of infill housing experience through Liske Developments Ltd.

Thoughtful Design Features:

- Custom under-cabinet drawers in both the kitchen and bathroom for added storage and functionality
- Fully insulated bathtub designed to retain heat, allowing for extended soaking comfort for up to 90 minutes without adding hot water
- Additional storage closet beneath the stairs, conveniently accessed through the garage

Disclaimer:

Information provided by seller and believed to be accurate but not guaranteed. Buyers are encouraged to verify any details important to them.