

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$254,900 - 45 14511 52 Street, Edmonton**

MLS® #E4459425

**\$254,900**

3 Bedroom, 1.50 Bathroom, 1,149 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

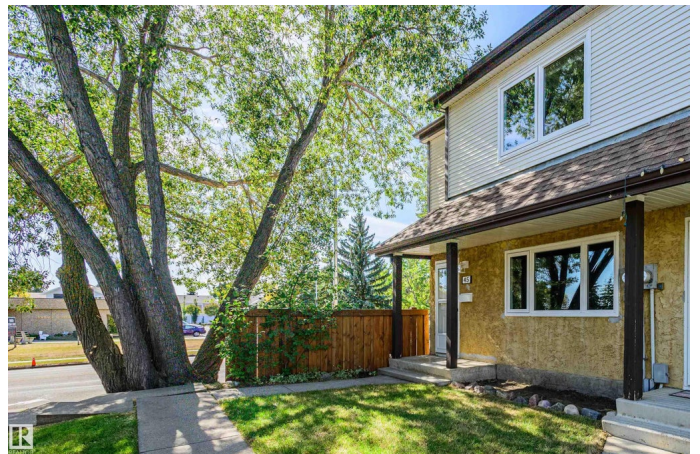
FRESHLY RENOVATED END UNIT - MOVE-IN READY! Welcome to Unit 45 in this well-managed townhouse community, where EVERYTHING has been updated for you. Enjoy NEW FLOORING, PAINT, CABINETS, FIXTURES, and a full set of MODERN APPLIANCES—all designed to create a clean, stylish, and functional space. This desirable END UNIT offers a quieter, more private setting. The main floor features a bright living room, dining area, and an updated kitchen with plenty of storage, plus a convenient 2PC BATH and access to your PRIVATE PATIO. Upstairs offers a very LARGE PRIMARY and 2 COMFORTABLE BEDROOMS and a full 4PC BATH. The finished basement provides rec space, extra storage, and laundry. This home comes with the convenience of 2 ASSIGNED PARKING STALLS. Ideally located close to SCHOOLS, PARKS, SHOPPING, transit, and easy access to the ANTHONY HENDAY and LRT, this property is perfect for first-time buyers, young families, or investors looking for a turn-key opportunity. A RARE FIND—stylish, affordable, and ready to go!

Built in 1981

### **Essential Information**

MLS® #

E4459425



|                |                   |
|----------------|-------------------|
| Price          | \$254,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,149             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 45 14511 52 Street |
| Area        | Edmonton           |
| Subdivision | Casselman          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4M6            |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Stall, See Remarks           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 02              |
| Condo Fee      | \$428                |

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Listing information last updated on October 1st, 2025 at 1:17am MDT