

Courtesy Of Michael A Pavone Of RE/MAX Elite

## \$778,800 - 10711 52 Street, Edmonton

MLS® #E4427693

**\$778,800**

4 Bedroom, 3.50 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Welcome to this stunning infill by Neels Custom Homes, perfectly situated in the highly desirable Capilano community. This brand-new two-story features 9 FOOT CEILINGS on the main floor, four spacious bedrooms, and three and a half baths. The OPEN-CONCEPT main living area boasts HIGH END FINISHES, a spacious living and dining area, and a gourmet kitchen with a LARGE WATERFALL ISLAND, premium appliances, and stylish two-tone cabinetry! The deck is perfect for outdoor gatherings, while the double detached garage offers ample parking and storage. The FULLY FINISHED BASEMENT with PRIVATE SEPARATE ENTRANCE includes a private one-bedroom suite with a BAR/KITCHENETTE making it ideal for guests, extended family, or potential rental income. Additional highlights include triple-glazed windows and a high-efficiency furnace for year-round comfort and energy savings.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427693  |
| Price     | \$778,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,688                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10711 52 Street |
| Area        | Edmonton        |
| Subdivision | Capilano        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6A 2H1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Wet Bar, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Marble Surround  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 19          |

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Listing information last updated on April 26th, 2025 at 3:17pm MDT