

## \$754,900 - 10711 52 Street, Edmonton

MLS® #E4442647

**\$754,900**

4 Bedroom, 3.50 Bathroom, 1,548 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® #	E4442647
Price	\$754,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,548
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	June 16th, 2025
Days on Market	56
Zoning	Zone 19

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