

## \$229,900 - 45 14511 52 Street, Edmonton

MLS® #E4459425

**\$229,900**

3 Bedroom, 1.50 Bathroom, 1,149 sqft  
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

ELEGANTLY RENOVATED & MOVE-IN READY – Welcome to Unit 45, a beautifully finished END UNIT that blends STYLE and COMFORT in a well-managed community. This home has been COMPLETELY UPDATED with NEW FLOORING, FRESH PAINT, MODERN CABINETS, DESIGNER FIXTURES, and a full set of STAINLESS-STEEL APPLIANCES, creating a space that feels fresh, sophisticated, and TURN-KEY. The bright main floor is perfect for both everyday living and entertaining, with a welcoming living room, a dining area filled with natural light, and a modern kitchen with abundant storage. Step outside to your PRIVATE PATIO—perfect for morning coffee or evening relaxation. Upstairs, the SPACIOUS PRIMARY bedroom offers a serene retreat, joined by two additional bedrooms and a stylish 4PC bath. The finished basement extends your living space with a cozy rec area, laundry, and storage. With TWO ASSIGNED PARKING STALLS and a QUIET END-UNIT LOCATION, this home offers an ideal low-maintenance lifestyle close to PARKS, SHOPS, and TRANSIT.

Built in 1981

### Essential Information

MLS® #

E4459425



|                |                   |
|----------------|-------------------|
| Price          | \$229,900         |
| 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 | 36                   |
| Zoning         | Zone 02              |
| Condo Fee      | \$428                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 4:32am MDT