

## **\$214,900 - 45 14511 52 Street, Edmonton**

MLS® #E4464999

**\$214,900**

3 Bedroom, 1.50 Bathroom, 1,149 sqft

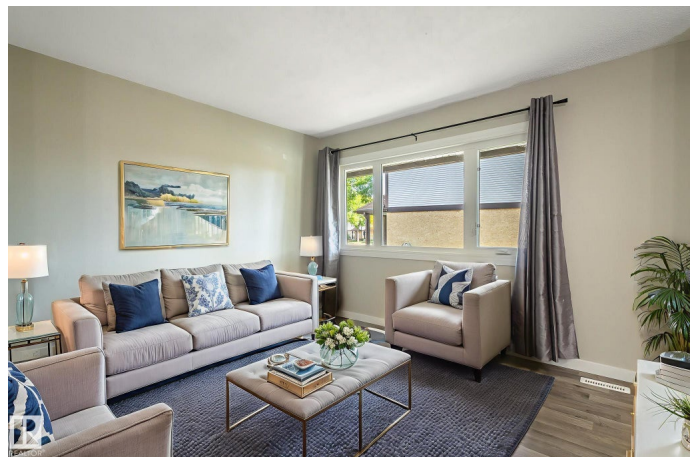
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

ELEGANTLY RENOVATED & MOVE-IN READY – Welcome to Unit 45, a beautifully finished END UNIT that balances STYLE and COMFORT in a well-managed community. This home has been UPGRADED from top to bottom with NEW FLOORING, FRESH PAINT, CONTEMPORARY CABINETRY, DESIGNER LIGHTING, and STAINLESS-STEEL APPLIANCES, creating a REFINED, TURN-KEY space. The bright main floor offers an inviting layout ideal for everyday living and entertaining, featuring a welcoming living area, sunlit dining space, and a kitchen with great storage and workspace. Step outside to your PRIVATE PATIO—perfect for morning coffee or evening unwinding. Upstairs, the SPACIOUS PRIMARY BEDROOM provides a relaxing retreat, complemented by two additional bedrooms and a beautifully finished 4PC bath. The FINISHED BASEMENT extends your living area with a COZY REC ROOM, LAUNDRY, and STORAGE. With TWO ASSIGNED PARKING STALLS and a QUIET END-UNIT LOCATION, this home offers a STYLISH, LOW-MAINTENANCE LIFESTYLE close to PARKS, SHOPS, and TRANSIT.

Built in 1981

### **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | E4464999          |
| Price          | \$214,900         |
| 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    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 02            |
| Condo Fee      | \$428              |

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Listing information last updated on November 8th, 2025 at 6:17pm MST