

## \$319,000 - 5040 52 Street, Andrew

MLS® #E4451394

**\$319,000**

3 Bedroom, 2.00 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Andrew, Andrew, AB

Adorable 3-bedroom home offering charm, comfort, and convenience! Step into a bright and welcoming space, perfect for families or first-time buyers. The fully fenced backyard is perfect for kids, pets, or entertaining guests. Enjoy the bonus of a detached 2-car garage plus an additional Bunkie—great for guests, a home office, or extra living space. Located just down the road from a mini golf course, tennis courts, and basketball courts, there's no shortage of nearby activities. A brand-new K-12 school is opening this year—an amazing opportunity for families seeking a vibrant and growing community. Andrew is a growing community and is not far from the city, with lots of fun activities to do and see on the drive, including Ukrainian Village, Elk Island Park. There is something for everyone. Don't miss your chance to make this home yours!

Built in 1940

### Essential Information

MLS® #	E4451394
Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,287
Acres	0.00



Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5040 52 Street
Area	Andrew
Subdivision	Andrew
City	Andrew
County	ALBERTA
Province	AB
Postal Code	T0B 0C0

### **Amenities**

Amenities	Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Front Porch, Guest Suite, Hot Water Tankless, Skylight, Natural Gas BBQ Hookup
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	New 2025
Middle	New 2025

High                      New 2025

**Additional Information**

Date Listed              August 5th, 2025  
Days on Market        10  
Zoning                    Zone 60

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