# \$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 Bunkieâ€"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 yearâ€"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 78

Zoning Zone 60

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