

## \$334,900 - 1522 54 Street, Edmonton

MLS® #E4449650

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,352 sqft

Condo / Townhouse on 0.00 Acres

Sakaw, Edmonton, AB

Welcome to The Springs. This comfortable and immaculately maintained 1352 sqft 2-bedroom bungalow in a 45+ community comes with great features like A/C and vaulted ceilings. Inside, you'll find a bright living room with gleaming hardwood floors. The dining area is spacious, making it great for hosting the family. The kitchen has stainless steel appliances and loads of cabinet space. The primary bedroom includes a sizeable walk-in closet, and a convenient 3-piece ensuite. The second bedroom is massive and allows a lot of space for a guest room or for hobbies! The main floor laundry is super handy and accessible, just outside the primary bedroom. A covered back deck finishes the main level and allows a space for family BBQs. The basement has a huge rec room for activities, while the other half is unfinished and ready for you to put your personal stamp on things. The oversized double garage has plenty of room to house your vehicles! This complex includes a fitness room and party space! Come check it out!

Built in 1989

### Essential Information

MLS® # E4449650

Price \$334,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,352             |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1522 54 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 6H4        |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Party Room |
| Parking Spaces | 4                                                                                                    |
| Parking        | Double Garage Attached                                                                               |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                                        |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                      |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 29         |
| Condo Fee      | \$503           |

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 August 1st, 2025 at 7:32pm MDT