

# \$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        83  
Zoning                    Zone 60

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