

## \$295,000 - 5232 52 Avenue, Warburg

MLS® #E4454814

**\$295,000**

5 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

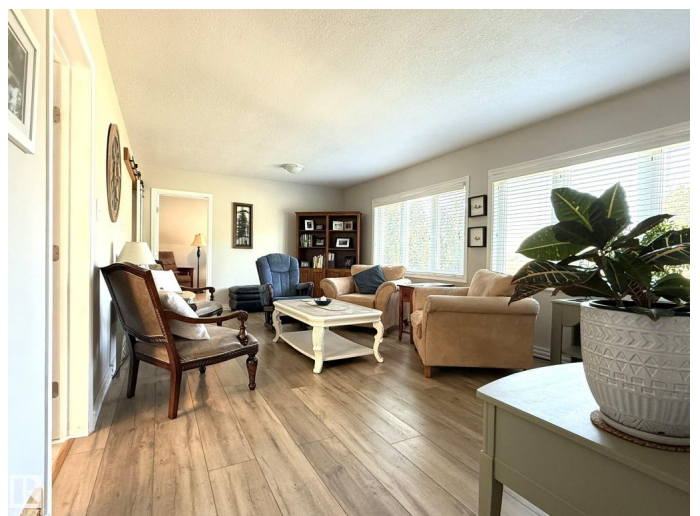
Warburg, Warburg, AB

Beautifully renovated large 5 bedroom, 3 and a half bathroom. Large kitchen with plenty of oak cabinets, island, gas stove and dining area big enough for family gatherings. Spacious living room with bright West facing windows. Upper floor also has 3 unique bedrooms. Pick yours, one has walk in closet with en suite, another has en suite and sliding barn door but could be shared with the 3rd bedroom with large window. On the lower level you'll enjoy 2 more bedrooms with large south facing windows, another bathroom and rec room space. Down one more level is an open undeveloped space for storage or your vision! Part of this house was originally built in 1960 but put on a new foundation in 2010 along with new addition making this home almost new! This is 2400 sq.ft. of developed space and room to grow! Home also has a hepa filter system that does amazing at cleaning the air. Gas BBQ outlet. Top it off with an oversized double garage and beautiful landscaping!

Built in 1960

### Essential Information

MLS® #	E4454814
Price	\$295,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5232 52 Avenue
Area	Warburg
Subdivision	Warburg
City	Warburg
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 25th, 2025

Days on Market 3

Zoning Zone 90

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Listing information last updated on August 28th, 2025 at 3:02am MDT