

# \$398,000 - 21308 45a Avenue, Edmonton

MLS® #E4424164

**\$398,000**

4 Bedroom, 3.5 Bathroom, 1,203 sqft  
Single Family on 0.00 Acres

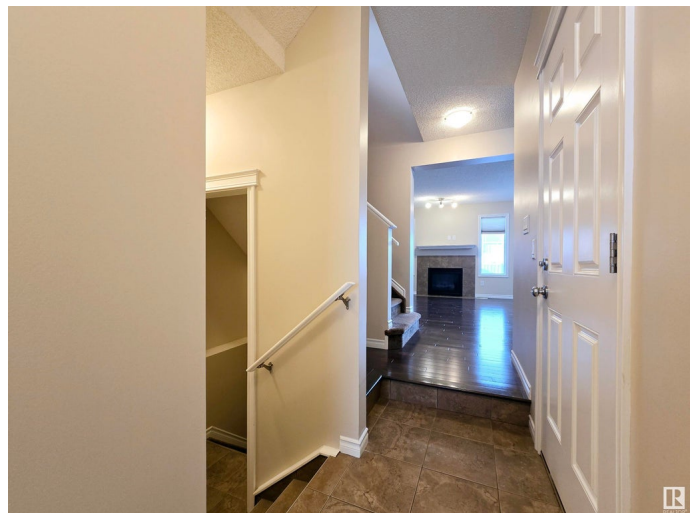
The Hamptons, Edmonton, AB

Welcome to the Hamptons! This stunning well maintained 4 beds, 3.5 baths will check all your boxes. This home is a thoughtfully designed living space that maximizes comfort and functionality. It features an open concept main floor with hardwood and ceramic tile flooring and carpet on the upper level. A delight to prepare family meals in the spacious modern kitchen with an island, stainless steel appliances and ample cabinetry. A bright living room with a cozy gas fireplace where family and friends can gather. The upper level provides a spacious primary suite with a private ensuite bath, additional good sized bedrooms and a main bathroom. The fully finished basement offers extra space for family, guests or a home office and features a 4pc bath and large walk in closet. A large backyard, perfect for entertaining and outdoor activities. Single attached garage for convenience and extra storage. This home is perfect for families, professionals and investors.

Built in 2010

## Essential Information

MLS® #	E4424164
Price	\$398,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	21308 45a Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0G8

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bessie Nichols School
Middle	Bessie Nichols School
High	Jasper Place School

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	30
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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 April 5th, 2025 at 3:17pm MDT