

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

MLS® #E4424164

**\$398,000**

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

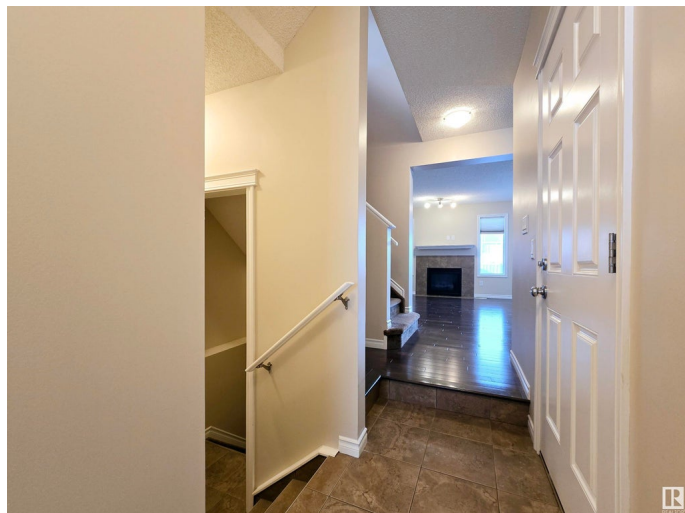
The Hamptons, Edmonton, AB

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
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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	8
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on March 14th, 2025 at 7:17am MDT