

# \$399,900 - 21318 61 Avenue, Edmonton

MLS® #E4425371

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,550 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

NO CONDO FEES! AFFORDABLE and Beautiful TWO-STORY duplex home with 3 bedrooms, 2.5 bathrooms and a single attached garage in the Grange community. The main floor offers an open concept floor plan: the large kitchen with a walk-in pantry and a breakfast bar next to the dining area with smooth access through a sliding door onto a deck in the backyard. Completing the main floor is a stunning, spacious living room and 2 pc bath. Upstairs, relax in the bonus area with a cute window and an ample amount of natural light, perfect for unwinding after a long day. The primary bedroom includes a walk-in closet and a 4pc ensuite with a stand-up shower and tub. Rounding out the upper level are 2 additional bedrooms and a 4pc bath. The unfinished basement offers additional living space, a rec room, and extra storage. The fully fenced backyard boasts a massive deck and a good-sized yard. Conveniently located near Anthony Henday, park, schools, shopping, and more, this home is MOVE-IN READY!

Built in 2010

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425371  |
| Price  | \$399,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,550         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 21318 61 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0J9         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, 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 12th, 2025

Days on Market 2

Zoning Zone 58

HOA Fees 183.75

HOA Fees Freq. Annually

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