# \$400,000 - 21229 45a Avenue, Edmonton

MLS® #E4433564

#### \$400,000

3 Bedroom, 3.50 Bathroom, 1,114 sqft Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

This inviting duplex offers an open floor plan and a spacious fenced-in backyard. The living room features a cozy fireplace, while the kitchen is finished with warm wood cabinets that add a welcoming touch. Upstairs, you'II find 3 good-sized bedrooms with plenty of space. The finished basement includes a bathroom, storage room and flex room, giving you additional space for guests, a home office or rec-room. Located in a great area, close to everything you need, this home is ready for you to move in and enjoy.





Built in 2008

#### **Essential Information**

MLS® #	E4433564
Price	\$400,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,114
Acres	0.00
Year Built	2008
Туре	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active



# **Community Information**

AreaEdmontonSubdivisionThe HamptonsCityEdmontonCountyALBERTAProvinceABPostal CodeT6M 0G8AmenitiesDeck, Detectors Smoke, Vinyl WindowsParkingDeck, Detectors Smoke, Vinyl WindowsParkingSingle Garage AttachedInteriorsingle Garage AttachedInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window CoveringsHeatingForced Air-1, Natural GasFireplacesMantelStories2Has BasementYesHas BasementFill, FinishedExteriorWood, VinylFateriorMoto, StoriesExteriorMood, StoriesStoriesSingle Garage AttachedFiteriorSingle Garage A	Address	21229 45a Avenue
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BasementFull, FinishedExteriorWood, Vinyl	Stories	2
Exterior Wood, Vinyl	Has Basement	Yes
Exterior Wood, Vinyl	Basement	Full, Finished
	Exterior	
Exterior Features Shopping Nearby	Exterior	Wood, Vinyl
	Exterior Features	Shopping Nearby
Roof Asphalt Shingles	Roof	Asphalt Shingles

- Construction Wood, Vinyl
- Foundation Concrete Perimeter

### **School Information**

Elementary	Kim Hung or Bessie Nichols
Middle	Kim Hung or Bessie Nichols
High	Jasper Place School

## **Additional Information**

Date Listed	May 1st, 2025
Days on Market	4

ZoningZone 58HOA Fees150

HOA Fees Freq. Annually

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