

## \$435,000 - 21306 61 Av, Edmonton

MLS® #E4446831

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,595 sqft  
Single Family on 0.00 Acres

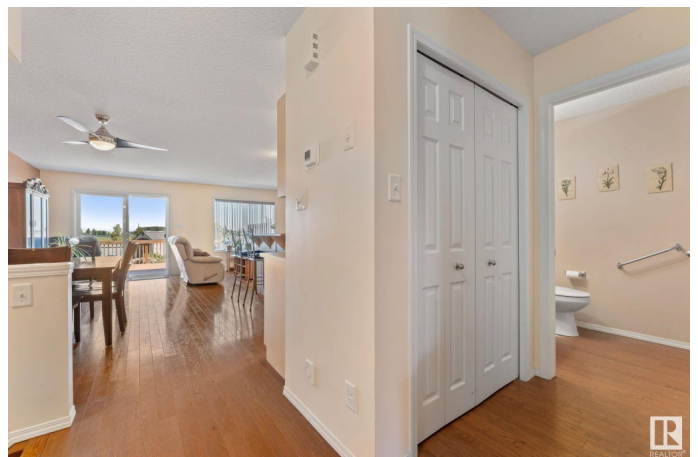
The Hamptons, Edmonton, AB

NO CONDO FEES! West Duplex with Single Attached Garage, located on a generous PIE SHAPED LOT! Step inside and be greeted by a functional layout featuring a kitchen with a high top counter for everyday living and entertaining. Upstairs, you'll find 3 bedrooms, with the primary offering a large walk-in closet and private ENSUITE. You will also find a BONUS ROOM ideal as a home office, playroom, or cozy movie lounge. What truly sets this home apart is the OVERSIZED YARD with Full TURF LANDSCAPING, extended deck and a stunning custom rock waterfall! Perfect for relaxing, entertaining and enjoying low-maintenance outdoor living. The partly finished basement features a half bathroom and two large windows with potential to easily add an additional bedroom or recreation space to suit your needs. Newer Fridge and NEW FURNACE (2024). Excellent location close to all shopping amenities, schools and major roads including Anthony Henday and Whitemud, minutes away from River Cree Resort, Costco and GoodLife Fitness.

Built in 2010

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4446831  |
| Price  | \$435,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,595         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 21306 61 Av  |
| 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 Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 58        |
| HOA Fees       | 175            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 12th, 2025 at 3:02pm MDT