# \$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	1

ZoningZone 58HOA Fees150

HOA Fees Freq. Annually

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