

\$400,000 - 21306 46 Avenue, Edmonton

MLS® #E4437118

\$400,000

2 Bedroom, 2.50 Bathroom, 1,172 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

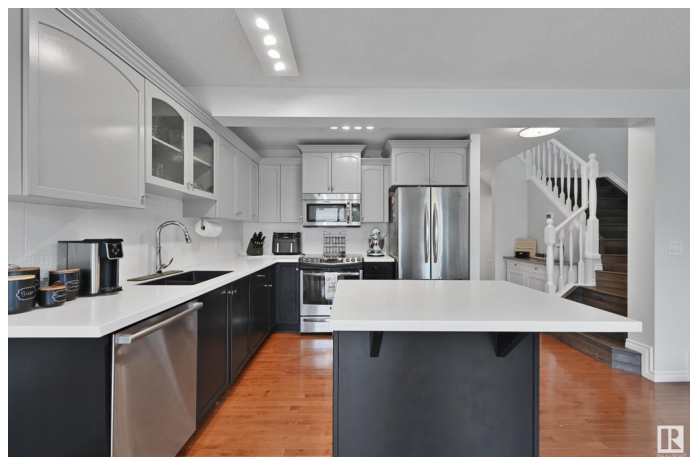
Cozy half duplex in family friendly neighborhood of The Hamptons, within short distance to multiple parks, ponds, walking trails & within catchment of 5 schools. Open floorplan highlighting a generous sized living room with gas fireplace & views of private yard. Bright kitchen featuring dual toned cabinets, prep island, stainless steel appliances & upgraded countertops. Dining nook offers direct access to deck for evening summer bbqs. Powder room & attached garage complete this level. Upper level is reserved for 2 private spacious primary bedrooms on opposite ends of privacy. Each room will accommodate most furniture arrangements & are complete with large walk-in closets & ensuites. Convenient upper laundry. Lower level offers an oversized family room with a build in wall unit for family movie nights. Generous sized storage area & roughed in for additional bathroom. Quick commute to major travelling corridors & all servicing amenities. Flexible quick possession available.

Built in 2008

Essential Information

MLS® # E4437118

Price \$400,000



| | |
|----------------|---------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,172 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 21306 46 Avenue |
| Area | Edmonton |
| Subdivision | The Hamptons |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 0G9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, See Remarks |
| Parking Spaces | 2 |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner, Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Transportation, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Annata Brockman/Bessie Nic |
| Middle | Annata Brockman/Bessie Nic |
| High | St. Oscar Romero |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 58 |
| HOA Fees | 157.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 20th, 2025 at 1:17pm MDT