

## \$530,000 - 20707 56 Avenue, Edmonton

MLS® #E4457027

### \$530,000

3 Bedroom, 2.50 Bathroom, 1,757 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome home to this beautiful open concept home with southern exposure for lots of natural light in the kitchen/dining/living area. This home boasts a modern kitchen with hardwood floors, granite countertops, a large island, and a corner pantry. The main floor living room has a cozy gas fireplace for those cool days. The main floor also has a convenient laundry area and 2 piece washroom. The huge bonus room above the garage has a vaulted ceiling with lots of room for family gatherings. Upstairs is the spacious master bedroom with 4 piece ensuite (with soaker tub) and walk in closet. Two additional bedrooms and a second 4 piece bathroom complete the upstairs. This home is fenced and has mature landscaping. The attached garage is insulated and drywalled. This home is a 7 minute walk to Sister Annata Brockman school. It is also close to playgrounds, parks and shopping.

Built in 2006

### Essential Information

MLS® #	E4457027
Price	\$530,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,757
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20707 56 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0B7

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 9th, 2025
Days on Market	59
Zoning	Zone 58

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Listing information last updated on November 7th, 2025 at 12:02am MST