

## \$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'll 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
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active



## Community Information

Address	21229 45a Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0G8

## Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows
Parking	Single Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
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	2

Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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