# \$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.



#### **Essential Information**

MLS® # E4433564 Price \$400,000

Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,114

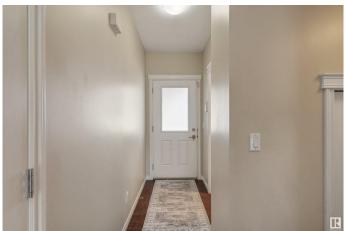
Acres 0.00 Year Built 2008

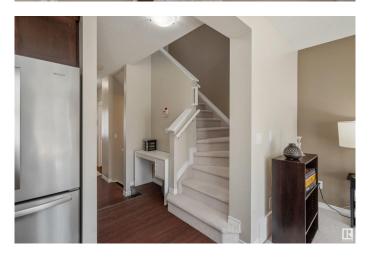
Type Single Family

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 1

Zoning Zone 58

HOA Fees 150

HOA Fees Freq. Annually

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Listing information last updated on May 2nd, 2025 at 2:02am MDT