

## \$449,900 - 20154 53 Avenue, Edmonton

MLS® #E4435857

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Discover your perfect home in the highly desirable Hamptons community! This beautiful 4-bedroom, 3.5-bathroom home includes a fully finished basement, offering ample space for family living. The main floor features an open-concept living room, dining area, and a large kitchen ideal for gatherings, along with a convenient half bath. Flooded with natural light from large windows, the main floor opens up to a spacious deck, perfect for summer BBQs and enjoying the expansive backyard. Upstairs, the Master suite offers a 4-piece ensuite and a walk-in closet. Two additional well-sized bedrooms and a full bath complete the upper level. The fully finished basement provides a fantastic rec room, ideal for family game nights, along with a bedroom and full bathroom for added convenience. This home also includes a detached double garage and has been recently upgraded with a new Furnace, Hot water tank and Air conditioning ensuring peace of mind. Conveniently located near schools, parks, & all amenities.

Built in 2004

### Essential Information

MLS® # E4435857

Price \$449,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,378                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20154 53 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2W3         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft. |
| Parking   | Double Garage Detached         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 60             |
| Zoning         | Zone 58        |
| HOA Fees       | 150            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 10th, 2025 at 12:33pm MDT