

# \$419,000 - 20307 56 Ave, Edmonton

MLS® #E4426874

**\$419,000**

4 Bedroom, 3.50 Bathroom, 1,239 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to the beautiful community of The Hamptons! This Half Duplex 4 beds 3 and a half bath, Hardwood floors, dark wood cabinetry and Stainless Steel Appliances blend modern styling with warm and inviting finishes. Full finished basement, double detached garage, with additional storage in the attic, is a rare find. Huge deck for summer entertaining and enjoying the warmth of the the sun in the south facing fenced back yard. . Located on a quiet street just a short walk to the lake and walking trails. Perfect location for shopping and services. Easy access to Anthony Henday and Whitemud Freeway.

Built in 2006

## Essential Information

MLS® #	E4426874
Price	\$419,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,239
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

### **Community Information**

Address	20307 56 Ave
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0B1

### **Amenities**

Amenities	On Street Parking, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bessie Nichols, Kim Hung
Middle	Bessie Nichols, Kim Hung
High	Jasper

## Additional Information

Date Listed	March 21st, 2025
Days on Market	16
Zoning	Zone 58
HOA Fees	183.75
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 8:02am MDT