

# \$414,900 - 20303 56 Avenue, Edmonton

MLS® #E4429124

## \$414,900

4 Bedroom, 3.50 Bathroom, 1,237 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

This stylish half duplex has been updated and offers spacious living with modern finishes throughout. The open-concept main floor with LVP throughout features a bright living room with a cozy fireplace, a sizeable kitchen with an island, and a dining area that provides access to the backyard. Upstairs, you'll find 3 bedrooms, including a primary suite with a walk-in closet and 3-piece ensuite. A second living room can be found downstairs with LVP, along with a 4th bedroom and another 3 piece bathroom with high end washer/dryer. Original owner....this place has been meticulously cared for. A double detached garage and private south facing yard with a large deck is the cherry on top. Convenient location near walking trails, all amenities and easy access to the Anthony Henday and Whitemud.

Built in 2006

### Essential Information

MLS® #	E4429124
Price	\$414,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,237
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	20303 56 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0B1

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone 58

HOA Fees 187.88

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 5th, 2025 at 2:17am MDT