

\$400,000 - 21306 46 Avenue, Edmonton

MLS® #E4437118

\$400,000

2 Bedroom, 2.50 Bathroom, 1,172 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Cozy half duplex in family friendly neighborhood of The Hamptons, within short distance to multiple parks, ponds, walking trails & within catchment of 5 schools. Open floorplan highlighting a generous sized living room with gas fireplace & views of private yard. Bright kitchen featuring dual toned cabinets, prep island, stainless steel appliances & upgraded countertops. Dining nook offers direct access to deck for evening summer bbqs. Powder room & attached garage complete this level. Upper level is reserved for 2 private spacious primary bedrooms on opposite ends of privacy. Each room will accommodate most furniture arrangements & are complete with large walk-in closets & ensuites. Convenient upper laundry. Lower level offers an oversized family room with a build in wall unit for family movie nights. Generous sized storage area & roughed in for additional bathroom. Quick commute to major travelling corridors & all servicing amenities. Flexible quick possession available.

Built in 2008

Essential Information

MLS® # E4437118

Price \$400,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	21306 46 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0G9

Amenities

Amenities	Deck, See Remarks
Parking Spaces	2
Parking	Single Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Annata Brockman/Bessie Nic
Middle	Annata Brockman/Bessie Nic
High	St. Oscar Romero

Additional Information

Date Listed	May 17th, 2025
Days on Market	5
Zoning	Zone 58
HOA Fees	157.5
HOA Fees Freq.	Annually

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Listing information last updated on May 21st, 2025 at 9:47pm MDT