

## \$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	2
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on May 13th, 2025 at 8:32am MDT