

## \$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

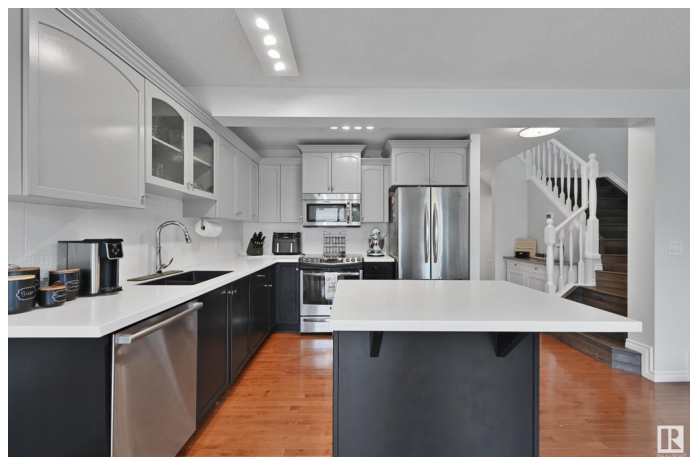
Cozy half duplex in family friendly neighborhood of The Hamptons, within short distance to multiple parks, ponds, walking trails & within catchment of 5 schools. Open floorplan highlighting a generous sized living room with gas fireplace & views of private yard. Bright kitchen featuring dual toned cabinets, 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
----------	-------------

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	7
Zoning	Zone 58
HOA Fees	157.5
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 May 24th, 2025 at 7:02am MDT