

# \$445,000 - 20308 53 Av Nw, Edmonton

MLS® #E4440618

## \$445,000

3 Bedroom, 3.00 Bathroom, 1,229 sqft  
Single Family on 0.07 Acres

The Hamptons, Edmonton, Alberta

Located in a cul-de-sac in The Hamptons, this well-kept home is just steps from a school and a 5-minute walk to ponds and parks! With 3 bedrooms and 2.5 bathrooms, this home is perfect for a family. Enjoy peaceful surroundings, family-friendly streets, and easy access to all the essentials, including shopping and transit. Updates include A/C and furnace (2023), HWT (2016), new washer/dryer (2024) and oven elements (2023). In May 2025, the dishwasher, garage openers, and fire alarms were all replaced, and the porch freshly painted to enjoy those summer days. (id:36535)

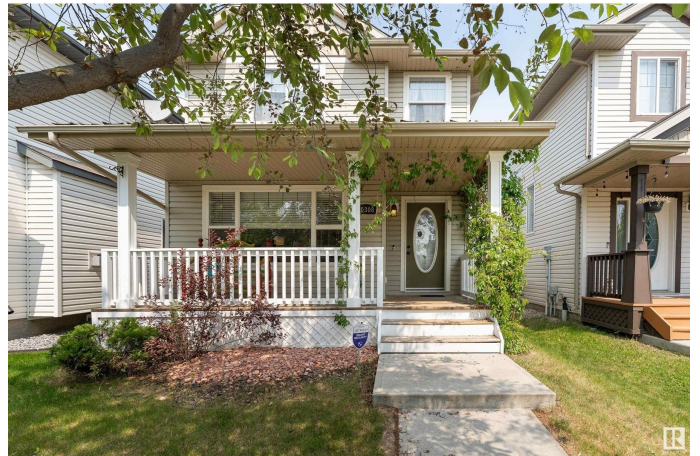
Built in 2006

## Essential Information

Listing #	E4440618
Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,229
Acres	0.07
Year Built	2006
Type	Single Family
Sub-Type	Freehold

## Community Information

Address 20308 53 Av Nw



Subdivision The Hamptons  
City Edmonton  
Province Alberta  
Postal Code T6M2Y9

### Amenities

Amenities Golf Course, Playground, Public Transit, Schools, Shopping  
Features Cul-de-sac, Lane  
Parking Detached Garage  
# of Garages 1

### Interior

Appliances Dishwasher, Dryer, Hood Fan, Refrigerator, Washer  
Heating Forced air  
# of Stories 2  
Has Basement Yes  
Basement Type Full (Finished)  
Basement Development Finished

### Listing Details

Listing Office Courtesy Of Jamie Lance Of Exp Realty



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