

Courtesy Of Trevor H Waddell Of RE/MAX Excellence

## **\$569,900 - 20819 55 Avenue, Edmonton**

MLS® #E4431439

**\$569,900**

3 Bedroom, 3.50 Bathroom, 1,944 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Beautifully Maintained Family Home in a Prime Location offering comfort, convenience, and stylish living. The open concept layout features 9-foot ceilings on main floor, creating a bright space ideal for entertaining or relaxing with family. The heart of the home is a modern kitchen, complete with Granite Countertops, Large Island, and a corner pantry, perfect for all your culinary needs. Dining & Living areas flow seamlessly, providing a welcoming space for everyday living. Upstairs, you'll find a large bonus room w/ vaulted ceiling, ideal for movie nights, playroom, or home office. Home offers 3 spacious Bedrooms and 3.5 baths, including a primary suite w/ private ensuite. Enjoy the convenience of main floor laundry, head downstairs to a Fully Finished Basement featuring a spacious Family Room, 3 PCE Bathroom, and Large Family Room. Added Comfort w/ Central AC for year-round comfort, Heated 2 Car Garage. Steps to Schools & Parks. Convenient to Henday & Whitemud Freeways and Ample Shopping. Welcome Home!

Built in 2007

### **Essential Information**

MLS® # E4431439

Price \$569,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,944                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20819 55 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0B9         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated, Insulated   |

### Interior

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

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 58          |
| HOA Fees       | 183.75           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 19th, 2025 at 12:02pm MDT