

## \$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	36
Zoning	Zone 58
HOA Fees	150
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 June 16th, 2025 at 4:32pm MDT