

# \$389,900 - 21304 45a Avenue, Edmonton

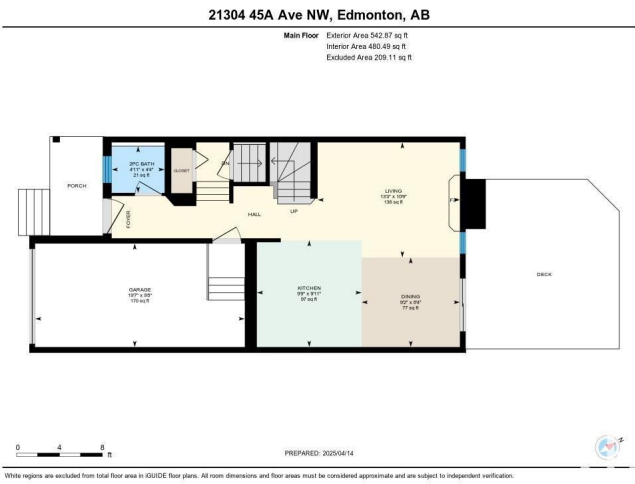
MLS® #E4430997

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,229 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

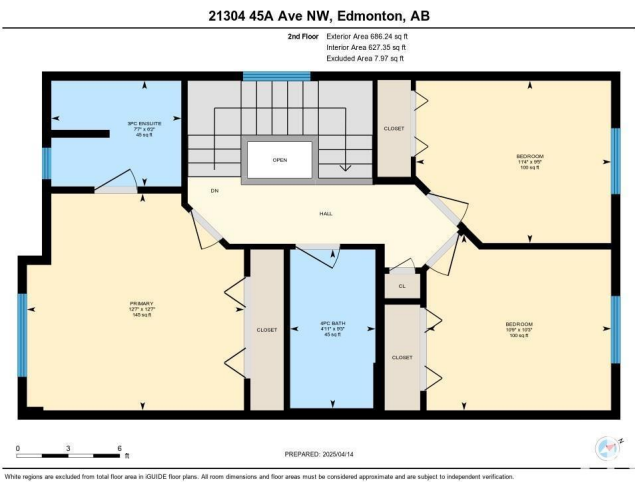
No condo fees! Excellent and quiet location in a crescent in The Hamptons. 2 storey Half duplex over 1,229 sf plus a full basement. Big private fenced yard with deck and plenty of sunshine. Attached garage with front drive pad. Hard wood and tiled floors. Huge kitchen with plenty of cupboards and a raised breakfast bar. Spacious Dining Room with patio doors overlooking a sizable deck. Master bedroom with 3 piece ensuite and linen shelving. Good sized extra bedrooms. So close to Granville Costco, Kim Hung Bilingual School and other programs. Perfect for young families and professionals. Priced to Sell!



Built in 2009

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4430997      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,229         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 21304 45a Avenue |
| Area        | Edmonton         |
| Subdivision | The Hamptons     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 0G8          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Front Drive Access, Single Garage Attached                          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Sis A Brockman,B Nichols |
| Middle     | Sis A Brockman,B Nichols |

High

St. Oscar Romero,Jasper Pl

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 58          |
| HOA Fees       | 175              |
| 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 April 19th, 2025 at 7:47pm MDT