

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

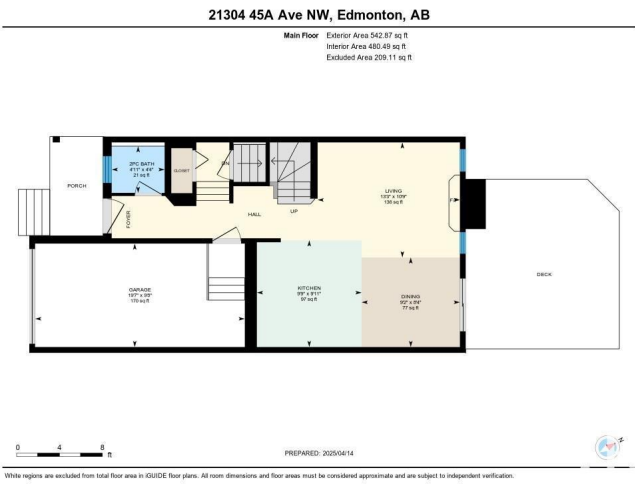
MLS® #E4430997

**\$389,900**

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

The Hamptons, Edmonton, AB

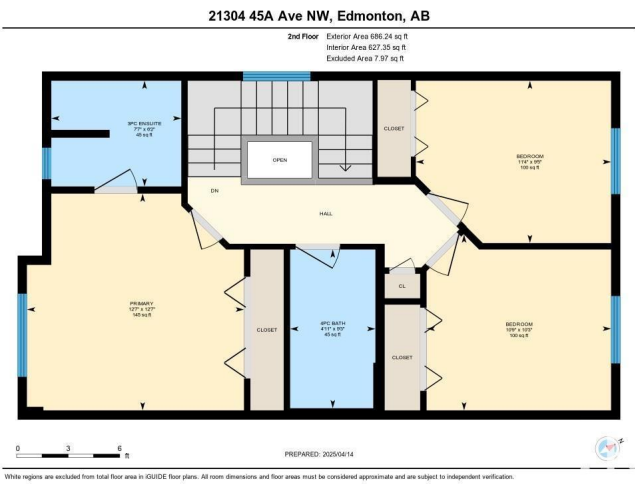
No condo fees! Excellent and quiet location in a crescent in The Hamptons. 2 storey Half duplex over 1,229 sf plus a full basement. Big private fenced yard with deck and plenty of sunshine. Attached garage with front drive pad. Hard wood and tiled floors. Huge kitchen with plenty of cupboards and a raised 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	5
Zoning	Zone 58
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on April 20th, 2025 at 2:02am MDT