

## \$524,900 - 20616 50 Avenue, Edmonton

MLS® #E4432589

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,682 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Beautiful 2-storey home on a tranquil street in desirable Hamptons. Open concept on the main floor flows from the living room (hardwood, gas fire place) into dining & kitchen (newer range, 2023). Utility room and renovated 2-pc bath completes this level. Upper level comprises 3 bedrooms, including primary suite w/ private 4-pc ensuite (whirlpool), plus a 3-pc full bathroom. Fully finished basement (mix of carpet and LVP) offers versatile living space: 1 bedroom, living/workspace area, 3-pc bath (heated floor, new vanity), mechanical & storage. Key update: professional roof shingles replacement (October 2023). Prime location offers easy access to Anthony Henday & Whitemud Dr. Walking distance to schools & parks. Close to amenities: Save-On-Foods, Costco, anticipated Freshco. Move-in ready residence; excellent opportunity for families in a sought-after neighbourhood.

Built in 2006

### Essential Information

MLS® #	E4432589
Price	\$524,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,682
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20616 50 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0C4

### **Amenities**

Amenities	Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Bessie Nichols School  
Middle                              Bessie Nichols School  
High                                Jasper Place School

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                6  
Zoning                              Zone 58  
HOA Fees                        150  
HOA Fees Freq.                Annually

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