

\$400,000 - 21229 45a Avenue, Edmonton

MLS® #E4433564

\$400,000

3 Bedroom, 3.50 Bathroom, 1,114 sqft
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

This inviting duplex offers an open floor plan and a spacious fenced-in backyard. The living room features a cozy fireplace, while the kitchen is finished with warm wood cabinets that add a welcoming touch. Upstairs, youâ€™ll find 3 good-sized bedrooms with plenty of space. The finished basement includes a bathroom, storage room and flex room, giving you additional space for guests, a home office or rec-room. Located in a great area, close to everything you need, this home is ready for you to move in and enjoy.



Built in 2008

Essential Information

MLS® #	E4433564
Price	\$400,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,114
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	21229 45a Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0G8

Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Kim Hung or Bessie Nichols
Middle	Kim Hung or Bessie Nichols
High	Jasper Place School

Additional Information

Date Listed	May 1st, 2025
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 May 1st, 2025 at 5:47pm MDT