

# \$445,000 - 20308 53 Avenue, Edmonton

MLS® #E4440618

## \$445,000

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

The Hamptons, Edmonton, AB

Located in a cul-de-sac in The Hamptons, this well-kept home is just steps from a school and a 5-minute walk to ponds and parks! With 3 bedrooms and 2.5 bathrooms, this home is perfect for a family. Enjoy peaceful surroundings, family-friendly streets, and easy access to all the essentials, including shopping and transit. Updates include A/C and furnace (2023), HWT (2016), new washer/dryer (2024) and oven elements (2023). In May 2025, the dishwasher, garage openers, and fire alarms were all replaced, and the porch freshly painted to enjoy those summer days.

Built in 2006

### Essential Information

MLS® #	E4440618
Price	\$445,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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### Community Information

Address	20308 53 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2Y9

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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