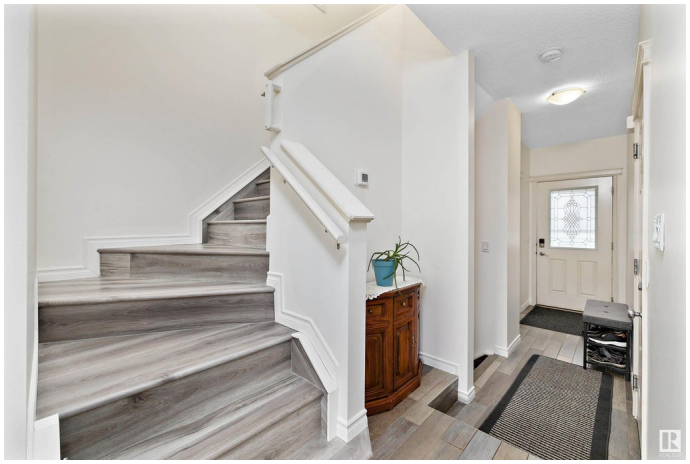
Courtesy Of Tammie L Savage Of MaxWell Progressive

$419,900 - 21304 46 Avenue, Edmonton

MLS® #E4449892

$419,900
3 Bedroom, 3.50 Bathroom, 1,227 sqft
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB



Immaculate half duplex in the desirable Hampton community, on a large corner lot, is waiting for you. Be impressed the moment you walk in, with the newly tiled main floor, to the U-shaped kitchen with beautiful wood cabinets , stainless steel appliances. nice sized eating area with patio doors that lead to the oversized patio and expansive backyard. Nice sized living room with fireplace completes the main floor. Upstairs has new laminate flooring throughout, with large primary bedroom with 3 pc ensuite. Two more bedrooms & 4 pc bath complete this level. The basement has a nice family room with 4 pc bath and ample storage. Great as a 4th bedroom as well. Freshly painted on the main and upper floors. NO CONDO FEES. A MUST SEE!!!

Built in 2008

Essential Information

MLS® #	E4449892
Price	$419,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,227
Acres	0.00

Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

Community Information

Address	21304 46 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0G9

Amenities

Amenities	Deck, Front Porch, No Animal Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, No Through Road, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Annata Brockman/Bessie Nic
Middle	Annata Brockman/Bessie Nic
High	St. Oscar Romero

Additional Information

Date Listed	July 26th, 2025
Days on Market	7
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on August 2nd, 2025 at 6:02am MDT