

Courtesy Of Trevor H Waddell Of RE/MAX Excellence

## **\$569,900 - 20819 55 Avenue, Edmonton**

---

MLS® #E4431439

**\$569,900**

3 Bedroom, 3.50 Bathroom, 1,944 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Beautifully Maintained Family Home in a Prime Location offering comfort, convenience, and stylish living. The open concept layout features 9-foot ceilings on main floor, creating a bright space ideal for entertaining or relaxing with family. The heart of the home is a modern kitchen, complete with Granite Countertops, Large Island, and a corner pantry, perfect for all your culinary needs. Dining & Living areas flow seamlessly, providing a welcoming space for everyday living. Upstairs, you'll find a large bonus room w/ vaulted ceiling, ideal for movie nights, playroom, or home office. Home offers 3 spacious Bedrooms and 3.5 baths, including a primary suite w/ private ensuite. Enjoy the convenience of main floor laundry, head downstairs to a Fully Finished Basement featuring a spacious Family Room, 3 PCE Bathroom, and Large Family Room. Added Comfort w/ Central AC for year-round comfort, Heated 2 Car Garage. Steps to Schools & Parks. Convenient to Henday & Whitemud Freeways and Ample Shopping. Welcome Home!

Built in 2007

### **Essential Information**

MLS® # E4431439

Price \$569,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20819 55 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0B9

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	14
Zoning	Zone 58
HOA Fees	183.75
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 5:02pm MDT