

# \$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 1

Zoning Zone 58

HOA Fees 150

HOA Fees Freq. Annually

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Listing information last updated on April 25th, 2025 at 7:32am MDT