

**\$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 10:32am MDT