

\$414,900 - 20303 56 Avenue, Edmonton

MLS® #E4429124

\$414,900

4 Bedroom, 3.50 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

This stylish half duplex has been updated and offers spacious living with modern finishes throughout. The open-concept main floor with LVP throughout features a bright living room with a cozy fireplace, a sizeable kitchen with an island, and a dining area that provides access to the backyard. Upstairs, you'll find 3 bedrooms, including a primary suite with a walk-in closet and 3-piece ensuite. A second living room can be found downstairs with LVP, along with a 4th bedroom and another 3 piece bathroom with high end washer/dryer. Original owner....this place has been meticulously cared for. A double detached garage and private south facing yard with a large deck is the cherry on top. Convenient location near walking trails, all amenities and easy access to the Anthony Henday and Whitemud.

Built in 2006

Essential Information

MLS® #	E4429124
Price	\$414,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,237
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	20303 56 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0B1

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone 58

HOA Fees 187.88

HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 3:02am MDT