

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	5
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 April 22nd, 2025 at 9:47am MDT