

# \$389,900 - 21304 45a Avenue, Edmonton

MLS® #E4430997

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,229 sqft  
Single Family on 0.00 Acres

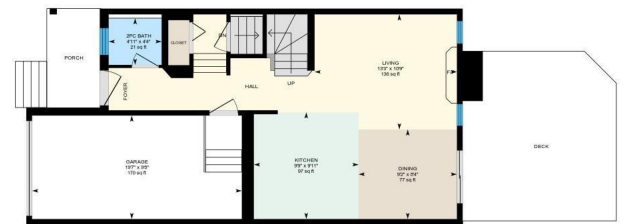
The Hamptons, Edmonton, AB

No condo fees! Excellent and quiet location in a crescent in The Hamptons. 2 storey Half duplex over 1,229 sf plus a full basement. Big private fenced yard with deck and plenty of sunshine. Attached garage with front drive pad. Hard wood and tiled floors. Huge kitchen with plenty of cupboards and a raised breakfast bar. Spacious Dining Room with patio doors overlooking a sizable deck. Master bedroom with 3 piece ensuite and linen shelving. Good sized extra bedrooms. So close to Granville Costco, Kim Hung Bilingual School and other programs. Perfect for young families and professionals. Priced to Sell!



21304 45A Ave NW, Edmonton, AB

Main Floor Exterior Area 542.37 sq ft  
Interior Area 480.49 sq ft  
Excluded Area 209.11 sq ft



0 4 8 ft

PREPARED: 20250414

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2009

## Essential Information

MLS® #	E4430997
Price	\$389,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex

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2nd Floor Exterior Area 686.24 sq ft  
Interior Area 627.35 sq ft  
Excluded Area 7.97 sq ft



0 3 6 ft

PREPARED: 20250414

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Style 2 Storey  
Status Active

### Community Information

Address 21304 45a Avenue  
Area Edmonton  
Subdivision The Hamptons  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6M 0G8

### Amenities

Amenities Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows  
Parking Spaces 2  
Parking Front Drive Access, Single Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Mantel, Tile Surround  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Fenced, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Sis A Brockman,B Nichols  
Middle Sis A Brockman,B Nichols

High St. Oscar Romero, Jasper Pl

### **Additional Information**

Date Listed April 15th, 2025

Days on Market 12

Zoning Zone 58

HOA Fees 175

HOA Fees Freq. Annually

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Listing information last updated on April 27th, 2025 at 4:32pm MDT