

## \$460,000 - 20141 53 Avenue, Edmonton

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MLS® #E4453384

**\$460,000**

4 Bedroom, 3.50 Bathroom, 1,400 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to The Hamptons! This beautiful home offers 3+1 bedrooms and 3.5 bathrooms, perfectly suited for comfortable family living. Step inside to a bright and inviting main floor with open living and dining areas designed for both everyday comfort and entertaining guests. The kitchen features ample cabinetry, generous counter space, and a cozy breakfast nook filled with natural light, while a convenient powder room completes the level. Upstairs, youâ€™™ll find three spacious bedrooms, including the primary suite with walk-in closet and private ensuite. The fully finished basement expands your living space with a large rec room, additional bedroom, and full bath, creating an ideal area for guests or family fun. Outside, the south-facing backyard with a huge deck is perfect for summer barbecues, gatherings with friends, or relaxing in the sun. A double garage provides secure parking and extra storage, while newer shingles installed in 2022 give peace of mind. All this just steps from schools, parks, shopping!

Built in 2004

### Essential Information

MLS® # E4453384

Price \$460,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,400                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20141 53 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2W3         |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Television Connection, Vinyl Windows |
| Parking Spaces | 3                                    |
| Parking        | Double Garage Detached               |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Rolling Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 58           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 19th, 2025 at 6:32am MDT