

# \$445,000 - 20308 53 Avenue, Edmonton

MLS® #E4440618

## \$445,000

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

The Hamptons, Edmonton, AB

Located in a cul-de-sac in The Hamptons, this well-kept home is just steps from a school and a 5-minute walk to ponds and parks! With 3 bedrooms and 2.5 bathrooms, this home is perfect for a family. Enjoy peaceful surroundings, family-friendly streets, and easy access to all the essentials, including shopping and transit. Updates include A/C and furnace (2023), HWT (2016), new washer/dryer (2024) and oven elements (2023). In May 2025, the dishwasher, garage openers, and fire alarms were all replaced, and the porch freshly painted to enjoy those summer days.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440618               |
| Price          | \$445,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,229                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20308 53 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2Y9         |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Detached |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer |
| Heating      | Forced Air-1, Natural Gas                                  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 58        |
| HOA Fees       | 150            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 11:47am MDT