

## \$350,000 - 21205 60 Avenue, Edmonton

MLS® #E4453094

**\$350,000**

2 Bedroom, 2.50 Bathroom, 1,324 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to your new home in the desirable community of The Hamptons! This charming half duplex offers a unique and highly functional layout, perfect for modern living. The main floor features a cozy natural gas fireplace, creating a warm ambiance. Upstairs, you'll find a truly exceptional feature: two primary bedrooms, each with its own ensuite bathroom. This dual-suite layout provides unparalleled privacy and flexibility. The potential continues downstairs with a full, unfinished basement awaiting your personal touch. This blank canvas offers a fantastic opportunity to create a custom living space. Outside, enjoy the convenience of a dedicated parking pad. The Hamptons is a highly sought-after neighborhood known for its family-friendly atmosphere, with an abundance of parks, schools, and scenic walking trails just steps from your front door. This location offers a peaceful residential setting with easy access to amenities. Don't miss your chance to own this fantastic property in a prime location.

Built in 2008

### Essential Information

MLS® # E4453094

Price \$350,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,324         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21205 60 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0H7         |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Hot Water Natural Gas |
| Parking Spaces | 2                                      |
| Parking        | Parking Pad Cement/Paved               |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Glass Door                                                                                                                       |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Zoning         | Zone 58           |
| HOA Fees       | 175               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 15th, 2025 at 3:02pm MDT