

\$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 5
Zoning Zone 58
HOA Fees 150
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 June 9th, 2025 at 10:32pm MDT