

# \$409,999 - 20150 53 Avenue, Edmonton

MLS® #E4445119

## \$409,999

3 Bedroom, 2.50 Bathroom, 1,289 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to 20150 53 Ave! This charming 2004-built home is filled with beautiful natural light thanks to its sunny south exposure. Featuring a detached garage (2023), newer hot water heater, furnace, and A/C (all 2023), plus a brand new roof (2024), this home offers peace of mind and comfort. Inside, you'll find fresh paint throughout, a bright and inviting layout, and a spacious primary bedroom with a 4-piece ensuite as well as a bright walk-in closet. The 2nd and 3rd bedrooms are well-sizedâ€”perfect for a growing family or home office needs. Fenced back yard with deck, ready for pets and family time. Located in a quiet cul-de-sac and steps away from green space with basketball hoop. Quick 5-min walk to Bessie Nichols School and 15 min to Sister Annata Brockman. A must-see!

Built in 2004

### Essential Information

MLS® #	E4445119
Price	\$409,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,289
Acres	0.00



Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20150 53 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2W3

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Public/Separate Nearby
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### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	4
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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