

## \$382,000 - 20235 56 Avenue, Edmonton

MLS® #E4464347

**\$382,000**

3 Bedroom, 2.50 Bathroom, 1,226 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Lovely two storey half duplex in The Hamptons with (No Condo Fees)! Double garage that is drywalled and insulated. Home has a bright open floor plan with a sunny South backyard. Kitchen is spacious with lots of cabinets and even has an island and closet pantry! (fridge replaced 2024) Large patio door from the dining area leads you out to your large South facing deck and yard. Main floor also has a large living room and a two piece powder room. The upper floor is where you will find the large primary bedroom with a three piece ensuite and walk in closet! Another 4 piece bathroom is also on the upper floor leading to another two bedrooms that were converted to one larger bedroom.. This can easily be converted back to three bedrooms! Home has vinyl plank flooring throughout so no carpet. The basement is where you will find the laundry area and roughed in plumbing for a fourth bathroom and potential for another bedroom if you desire. Shingles are approximately 5 years old. Great Neighbors Too!

Built in 2006

### Essential Information

MLS® # E4464347

Price \$382,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,226         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20235 56 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0B3         |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Vinyl Windows |
| Parking Spaces | 3                                                       |
| Parking        | Double Garage Detached                                  |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 58            |
| HOA Fees       | 193.1              |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 4th, 2025 at 10:32pm MST