

## \$435,000 - 21306 61 Av, Edmonton

MLS® #E4446831

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

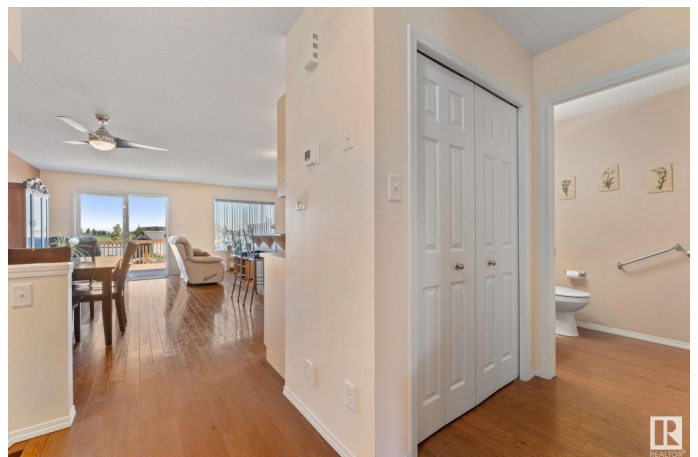
Duplex in The Hamptons with Single Attached Garage, located on a generous pie shaped lot! Step inside and be greeted by a functional layout featuring a kitchen with a high top counter for everyday living and entertaining. Upstairs, you'll find 3 bedrooms, with the primary offering a large walk-in closet and private ensuite. You will also find a bonus room ideal as a home office, playroom, or cozy movie lounge. What truly sets this home apart is the oversized yard with full turf landscaping, extended deck and a stunning custom rock waterfall! The finished basement features a half bathroom and two large windows with potential to easily add an additional bedroom or recreation space to suit your needs. Newer Fridge and new furnace (2024). This is the perfect home for entertaining and enjoying low-maintenance outdoor living. Excellent location close to all shopping amenities, schools and major roads including Anthony Henday and Whitemud, minutes away from River Cree Resort, Costco and GoodLife Fitness.

Built in 2010

### Essential Information

MLS® # E4446831

Price \$435,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,595
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	21306 61 Av
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J9

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	10
Zoning	Zone 58
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on July 19th, 2025 at 2:17am MDT