

## \$557,500 - 20435 56 Avenue, Edmonton

MLS® #E4438349

**\$557,500**

5 Bedroom, 3.50 Bathroom, 1,887 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

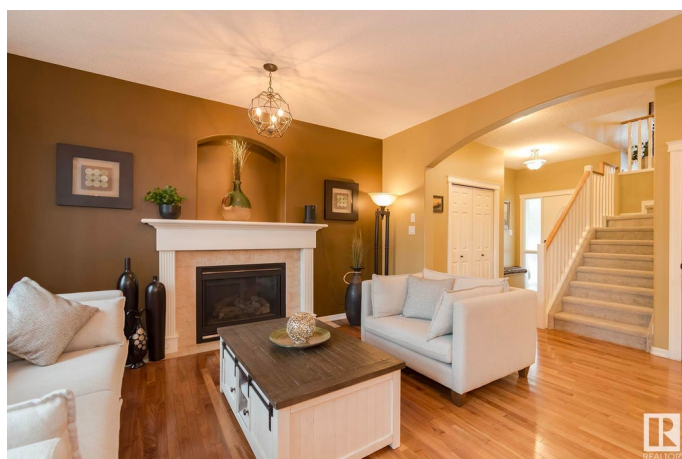
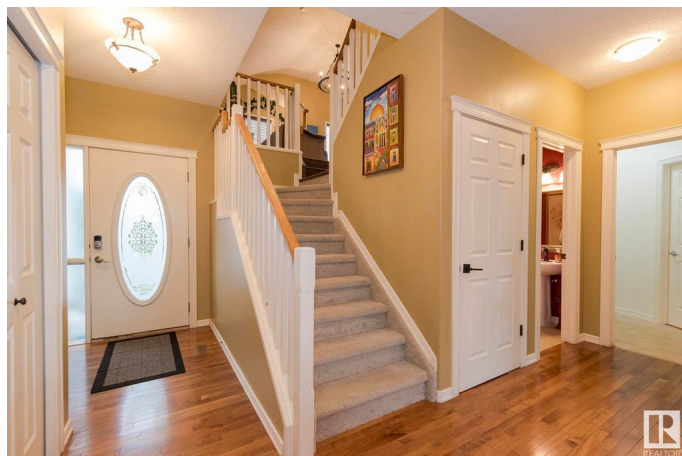
Welcome to this stunning home in The Hamptons where natural light and vibrant design combine to create an inviting atmosphere. Gorgeous hardwood floors flow throughout the main level, complementing the bold, stylish colours that define each room. The chef-inspired kitchen shines with granite counters, stainless steel appliances, and a walkthrough pantry. Enjoy multiple living spaces including a cozy living room with gas fireplace, a separate family room, and an upstairs bonus room perfect for movie nights. The spacious master bedroom offers a luxurious en-suite, while the upper floor laundry adds everyday convenience. Downstairs, the finished basement includes two additional bedrooms, a full bath, and a large family room complete with sprung dance floor and mirrored wall. The oversized garage offers extra storage, and the sunny south-facing backyard boasts a deck, patio, and lush landscaping with mature trees and flowers. Close to lakes, trails, and parks—this home is the complete package!

Built in 2006

### Essential Information

MLS® # E4438349

Price \$557,500



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,887
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20435 56 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0B8

### Amenities

Amenities	Dance Floor, Deck, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 24th, 2025
Days on Market	7
Zoning	Zone 58
HOA Fees	183.75
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 May 31st, 2025 at 4:47am MDT