



## Edmonton Alberta

\$409,000

Welcome to this well-kept half duplex in The Hamptons with NO CONDO FEES, FINISHED BASEMENT, DOUBLE HEATED GARAGE and move-in ready condition. This 1,205sqft home offers 4 bedrooms and 3.5 bathrooms with a warm, functional layout. The main floor features laminate and ceramic tile flooring, a comfortable living area, and a kitchen with maple cabinetry, tile backsplash, stainless steel appliances including a brand new stove, heavy-duty hood fan, and an island with raised eating bar. A convenient half bath completes the main level. Upstairs are three well-sized bedrooms with vinyl plank flooring, a full bathroom, and a 3-piece ensuite in the primary bedroom. The finished basement adds extra living space with vinyl plank flooring, an upgraded laundry area, and an additional 3-piece bathroom. A brand new hot water tank provides added peace of mind. Outside, enjoy a spacious deck with hot tub, fully fenced yard, and low-maintenance deck with metal railing. The double garage includes extra electrical outlets. (id:6769)

Bedroom 4 3.37 m X 3.02 m

Recreation room 4.54 m X 4.11 m

Living room 4.27 m X 4.73 m

Dining room 2.28 m X 2.79 m

Kitchen 3.25 m X 3.25 m

Primary Bedroom 3.32 m X 3.72 m

Bedroom 2 3 m X 2.64 m

Bedroom 3 2.58 m X 3.05 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**Ahmad Sai**  
RE/MAX RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net