



## Edmonton Alberta

\$475,000

HAMPTONS | CORNER LOT | FINISHED BASEMENT | MOVE-IN READY Welcome to this bright and beautifully maintained family home, located on a quiet crescent in the sought-after community of The Hamptons. Situated on a rare corner lot next to a walking path, this home offers extra privacy, a slightly larger yard, and excellent natural light throughout. Freshly painted and updated with newer flooring, this move-in-ready home features an open and functional layout with 3 spacious bedrooms, including a primary suite with full ensuite. The main floor also offers laundry, a cozy gas fireplace, and a bright living space perfect for everyday living. The fully finished basement adds valuable square footage with a full bathroom and flexible space that can easily be converted into a fourth bedroom, home office, or playroom—ideal for growing families. Enjoy a west-facing backyard, a functional deck, and a double attached garage. Located in a mature, family-friendly neighbourhood close to parks, schools, shopping (id:6769)

Utility room 3.25 x 4.27

Living room 4.69 x 4.52

Dining room 3.05 x 3.48

Kitchen 2.44 x 3.48

Pantry 1.11 x 1.41

Laundry room 1.62 x 0.85

Primary Bedroom 3.34 x 4.35

Bedroom 2 2.78 x 3.59

Bedroom 3 3.13 x 3.02

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.feelgoodrealestate.com/>

**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](mailto:ahmadsai@remax.net)