



## Edmonton Alberta

\$407,000

Welcome to The Hamptons, a perfect place to grow and raise a family. This bright, well-maintained 2 storey half duplex is tucked into a quiet cul-de-sac and offers outstanding value with NO condo fees, central A/C, and a large west-facing backyard ideal for kids, family BBQs, and evening sunsets. The main floor features a cozy living room with a corner fireplace, an open dining area with direct access to the sun deck, and a family-friendly kitchen with upgraded stainless steel appliances and plenty of cabinet space. Freshly painted and move in ready, the home feels clean, comfortable, and welcoming. Upstairs includes a spacious primary bedroom, two generously sized bedrooms for children or a home office, and a full 4-piece bathroom. The fully finished basement adds extra room for a play area, movie nights, or a teen retreat, along with laundry and storage. Unbeatable location—just a one-minute walk to two K-9 schools, eliminating early bus mornings. Close to parks, transit, shopping & West Edmonton Mall. (id:6769)

Recreation room Measurements not available

Laundry room Measurements not available

Storage Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://www.buyfaster.ca/>

**RE/MAX® ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

[steveleddy@hotmail.com](mailto:steveleddy@hotmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.