

Courtesy Of Ryan T Gillen Of Lux Real Estate Inc

## \$444,900 - 20141 53 Avenue, Edmonton

MLS® #E4453384

**\$444,900**

4 Bedroom, 3.50 Bathroom, 1,400 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to The Hamptons! This beautiful home offers 3+1 bedrooms and 3.5 bathrooms, perfectly suited for comfortable family living. Step inside to a bright and inviting main floor with open living and dining areas designed for both everyday comfort and entertaining guests. The kitchen features ample cabinetry, generous counter space, and a cozy breakfast nook filled with natural light, while a convenient powder room completes the level. Upstairs, you'll find three spacious bedrooms, including the primary suite with walk-in closet and private ensuite. The fully finished basement expands your living space with a large rec room, additional bedroom, and full bath, creating an ideal area for guests or family fun. Outside, the south-facing backyard with a huge deck is perfect for summer barbecues, gatherings with friends, or relaxing in the sun. A double garage provides secure parking and extra storage, while newer shingles installed in 2022 give peace of mind. All this just steps from schools, parks, shopping!

Built in 2004

### Essential Information

MLS® # E4453384

Price \$444,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20141 53 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2W3

### **Amenities**

Amenities	Television Connection, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Rolling Land, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 16th, 2025  
Days on Market 15  
Zoning Zone 58  
HOA Fees 150  
HOA Fees Freq. Annually

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Listing information last updated on August 31st, 2025 at 7:32am MDT