

## \$389,900 - 21328 61 Avenue, Edmonton

MLS® #E4447160

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,278 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Discover this beautifully maintained 3-bedroom, 2.5-bathroom half duplex on a quiet street in the sought-after community of The Hamptons. The main floor features an open-concept layout with a well-appointed kitchen flowing into dining and living areas. Upstairs, three generously sized bedrooms, one of which includes a private ensuite bathroom and walk-in closet. The finished basement adds valuable living space, perfect for recreation, home office, or children's play area. This versatile space adapts to your family's needs with excellent storage. Located on a peaceful street, this home offers tranquility while remaining close to excellent schools, parks, and shopping. The Hamptons is renowned for its family atmosphere, walking trails, and strong community spirit. With its practical layout and move-in ready condition, this half duplex represents an exceptional opportunity in one of Edmonton's premier communities

Built in 2010

### Essential Information

MLS® #	E4447160
Price	\$389,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	21328 61 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0K1

### Amenities

Amenities	Detectors Smoke, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025  
Zoning                              Zone 58  
HOA Fees                         175  
HOA Fees Freq.                Annually

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