

\$530,000 - 20707 56 Avenue, Edmonton

MLS® #E4457027

\$530,000

3 Bedroom, 2.50 Bathroom, 1,757 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome home to this beautiful open concept home with southern exposure for lots of natural light in the kitchen/dining/living area. This home boasts a modern kitchen with hardwood floors, granite countertops, a large island, and a corner pantry. The main floor living room has a cozy gas fireplace for those cool days. The main floor also has a convenient laundry area and 2 piece washroom. The huge bonus room above the garage has a vaulted ceiling with lots of room for family gatherings. Upstairs is the spacious master bedroom with 4 piece ensuite (with soaker tub) and walk in closet. Two additional bedrooms and a second 4 piece bathroom complete the upstairs. This home is fenced and has mature landscaping. The attached garage is insulated and drywalled. This home is a 7 minute walk to Sister Annata Brockman school. It is also close to playgrounds, parks and shopping.

Built in 2006

Essential Information

MLS® # E4457027

Price \$530,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,757
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	20707 56 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0B7

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	43
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 21st, 2025 at 9:32pm MDT