

## \$554,990 - 20307 48 Avenue, Edmonton

MLS® #E4450954

### \$554,990

4 Bedroom, 3.50 Bathroom, 1,989 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this well-maintained nearly 2000 sq.ft. single family home located in the highly sought-after community of The Hamptons. Ideally situated right next to Bessie Nichols School and featuring a sunny south-facing backyard, this home offers a bright and open layout filled with natural light. The main and upper levels include 3 spacious bedrooms, 2.5 bathrooms, and a large bonus family room on the second floor—perfect for relaxing or entertaining. The fully finished basement adds even more living space with an additional bedroom, full bathroom, and a living area. Move-in ready and ideal for families looking for comfort, convenience, and great community living.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450954  |
| Price          | \$554,990 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,989     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20307 48 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2Z6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 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 16th, 2025 at 1:02pm MDT