

## **\$388,800 - 5344 204 Street, Edmonton**

MLS® #E4444610

**\$388,800**

3 Bedroom, 2.50 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Best in West. You'll love home ownership with this great 2 Storey Half Duplex in Hamptons. No Condo fee. Bright & Clean. Great open floorplan with large living room, dinning area and kitchen. No pet & No smoking home. New Vinyl Flooring, New Hot Water Tank, New Garage Opener w/remote. Sunny living room with corner fireplace and patio door to sundeck. Large backyard - never feel crowded!

U-shaped kitchen w/adjoining dinning room will serve you well. Main floor with 2 pcs bath. Upper floor large primary bedroom with 3 pcs ensuite and 2 well sized bedrooms share a 4pc full bath. Basement with painted floor has laundry area and with rough in plumbing for future bathroom. Walk a block to K-9 School. Close to bus stop, parks, shops and quick easy access to Anthony Henday freeway and WEM. Move-In conditions, warm, clean and cared for. A truly delightful HOME.

Built in 2006

### **Essential Information**

MLS® #	E4444610
Price	\$388,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,103
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5344 204 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2Z1

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Middle                    Bessie Nichols  
High                        Bessie Nichols

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market        2  
Zoning                     Zone 58  
HOA Fees                 150  
HOA Fees Freq.        Annually

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