

## \$382,800 - 5240 204 Street, Edmonton

MLS® #E4442405

### \$382,800

3 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

This WELL KEPT 2 storey style half duplex. Located in a quiet CUL-DE-SAC in the HAMPTONS neighbourhood. Main floor features open concept kitchen layout with OAK cabinets & PENINSULA counter top. Looking over the DINING room and LIVING room with CORNER fireplace. Upper floor offering good sized master bedroom with 3 piece en-suite. Two more nice sized bedroom and a 4 piece full bath. Basement is open for future development. West facing backyard give you more sunlight. Comes with single attached garage. Walking distance to SCHOOL, PUBLIC TRANSIT, PARK & POND. Close to COSTCO and easy access to ANTHONY HENDAY and WHITEMUD freeway.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442405  |
| Price          | \$382,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,216     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5240 204 Street |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2Y9         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Storage-In-Suite, Vinyl Windows |
| Parking   | Single Garage Attached                                 |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 9        |
| Zoning         | Zone 58  |
| HOA Fees       | 150      |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 21st, 2025 at 5:47am MDT