

Courtesy Of Simon Roa Of Century 21 Leading

\$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, dining 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 dining 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 5

Zoning Zone 58

HOA Fees 150

HOA Fees Freq. Annually

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