

## \$648,000 - 1418 Hays Way, Edmonton

MLS® #E4454375

**\$648,000**

4 Bedroom, 3.50 Bathroom, 2,255 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Stunning 2,255 sq ft Walkout Home in The Hampton! This home offers bright, sun-filled living with pond views & private outdoor spaces. Step inside to a tiled foyer that leads into a dream kitchen featuring rich maple cabinetry, a large island, S/S appliances, a walk-thru pantry, & a breakfast nook. From the deck, enjoy pond views, while the private patio below offers a relaxing backyard retreat. Hardwood floors lead to gas f/p in the living rm with custom mantel, & built-in shelving. 9'™ ceilings, a main floor bedroom/office, laundry, & 2 pce bath complete this level. Upstairs, you'll find a primary suite with vaulted ceilings, walk-in closet, & 5-pce ensuite. A large bonus rm provides the perfect family hangout and the full bath doubles as a Jack & Jill for 1 of 2 addl spacious bedrooms. The fully finished walkout basement is ideal for multi-generational living or entertaining, complete with a 2nd kitchen, family rm, 5th bedroom plus full bath. Double attached garage. Close to schools, transit & trails.

Built in 2013

### Essential Information

MLS® # E4454375

Price \$648,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,255                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 1418 Hays Way |
| Area        | Edmonton      |
| Subdivision | The Hamptons  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6M 0M3       |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Attached                                                                                           |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 58           |

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Listing information last updated on August 25th, 2025 at 11:18am MDT