

# \$409,999 - 20150 53 Avenue, Edmonton

MLS® #E4445119

## \$409,999

3 Bedroom, 2.50 Bathroom, 1,289 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to 20150 53 Ave! This charming 2004-built home is filled with beautiful natural light thanks to its sunny south exposure. Featuring a detached garage (2023), newer hot water heater, furnace, and A/C (all 2023), plus a brand new roof (2024), this home offers peace of mind and comfort. Inside, you'll find fresh paint throughout, a bright and inviting layout, and a spacious primary bedroom with a 4-piece ensuite as well as a bright walk-in closet. The 2nd and 3rd bedrooms are well-sizedâ€”perfect for a growing family or home office needs. Fenced back yard with deck, ready for pets and family time. Located in a quiet cul-de-sac and steps away from green space with basketball hoop. Quick 5-min walk to Bessie Nichols School and 15 min to Sister Annata Brockman. A must-see!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445119  |
| Price          | \$409,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,289     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20150 53 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2W3         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Public/Separate Nearby |
|------------|------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 58         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 4th, 2025 at 4:03pm MDT