

## **\$649,000 - 5936 208 Street, Edmonton**

MLS® #E4446104

### **\$649,000**

4 Bedroom, 3.50 Bathroom, 2,123 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

When you are looking for a forever home, location is number one! This stunning Hamptons Home is situated in a quiet Cul-De-Sac on a massive Pie Lot! This 2122sqft Two Storey Home is Fully Loaded. Spacious Open Concept Main floor comes equipped with a Beautiful Island Kitchen with Granite CounterTops and S/S Appliances overlooking an incredible yard with an expansive west facing deck and firepit. Hardwood and Tile Flooring on the Main, Walk through Pantry and a custom Laundry Room. Double Attached Garage. 4 beds and 4 Baths Total. Upstairs you'll find a Large Bonus Room, A Fantastic Primary Bedroom and Large 5Pc Ensuite. Two Additional Bedrooms Upstairs. The Basement has a large Rec room and an additional bedroom as well as vinyl plank flooring. If you are looking for the perfect family home, where your children can play on a quiet street, this is the one. Close to Shopping, Parks and Schools in a Well Established Popular Westend Neighborhood. Welcome to The Hamptons!

Built in 2011

### **Essential Information**

MLS® # E4446104

Price \$649,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,123
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5936 208 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0M1

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bessie Nichols
Middle	S. Bruce Smith
High	Oscar Romero

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	59
Zoning	Zone 58
HOA Fees	190
HOA Fees Freq.	Annually

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