

## \$389,900 - 21328 61 Avenue, Edmonton

MLS® #E4447160

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Discover this beautifully maintained 3-bedroom, 2.5-bathroom half duplex on a quiet street in the sought-after community of The Hamptons. The main floor features an open-concept layout with a well-appointed kitchen flowing into dining and living areas. Upstairs, three generously sized bedrooms, one of which includes a private ensuite bathroom and walk-in closet. The finished basement adds valuable living space, perfect for recreation, home office, or children's play area. This versatile space adapts to your family's needs with excellent storage. Located on a peaceful street, this home offers tranquility while remaining close to excellent schools, parks, and shopping. The Hamptons is renowned for its family atmosphere, walking trails, and strong community spirit. With its practical layout and move-in ready condition, this half duplex represents an exceptional opportunity in one of Edmonton's premier communities

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447160  |
| Price     | \$389,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,432         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21328 61 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0K1         |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Detectors Smoke, No Smoking Home |
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached           |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025  
Days on Market                3  
Zoning                            Zone 58  
HOA Fees                        175  
HOA Fees Freq.                Annually

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