

## **\$550,000 - 5204 200 Street, Edmonton**

MLS® #E4431223

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,945 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to your dream home located in the desirable family friendly neighbourhood of The Hamptons! This lovely property boasts a wonderful southwest facing backyard, schools and parks are within walking distance. The main floor has a great kitchen with large island, walk-in pantry, and new S/S appliances. Opens to family room and dining area, garden doors lead to large tiered deck overlooking the lovely yard to enjoy your entertaining. Gas hookup for BBQs, storage shed, firepit, and dog run. Also on the main floor there is a den/office. Upstairs you will find a huge bonus room/home theatre/playroom, 2 good sized bedrooms, and a large premier bedroom which features a beautiful 4pc en-suite and a great walk-in closet. Features include new roof (2022), central A/C, and oversized double garage providing ample space for vehicles and storage. Minutes to Anthony Henday and Whitemud making travel convenient and easy, with shopping such as Save-On Foods and Costco nearby. Do not delay, make this your home today!

Built in 2003

### **Essential Information**

MLS® # E4431223

Price \$550,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,945
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5204 200 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2V8

### Amenities

Amenities	Deck, Front Porch, No Smoking Home
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Corner Lot, Cul-De-Sac, P Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	April 15th, 2025
Days on Market	16
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 11:17pm MDT