

## **\$375,000 - 5647 202 Street, Edmonton**

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MLS® #E4431481

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Live the Good Life in The Hamptons! This stunning 2-storey half duplex offers incredible value on a rare oversized pie-shaped lot with tons of extra parking and an oversized double detached garage! Step inside to real hardwood floors throughout the main level, and luxury vinyl plank upstairs – no carpet here! The open-concept main floor is ideal for entertaining, featuring a spacious eat-in kitchen with plenty of cupboards and natural light pouring in through large windows. The rear-facing primary bedroom easily fits king-size furniture and boasts a walk-in closet and full ensuite with soaker tub. Everything has been freshly painted and touched up – move-in ready! You™ll love the fully fenced backyard, southwest-facing front yard for evening sun, and northeast backyard for bright mornings. Bonus features: new laundry pair, central A/C, furnace & HWT, rough-in for basement bathroom. Located near trails, parks, schools, and Anthony Henday! \*Some photos are virtually staged\*



Built in 2007

### **Essential Information**

MLS® #                      E4431481

Price                        \$375,000

Bedrooms                2

|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,238         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5647 202 Street |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0B2         |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas |
| Parking   | Double Garage Detached                                        |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025  
Days on Market                2  
Zoning                              Zone 58  
HOA Fees                         183.75  
HOA Fees Freq.                Annually

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