

## \$382,800 - 5240 204 Street, Edmonton

MLS® #E4442405

### \$382,800

3 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

This WELL KEPT 2 storey style half duplex. Located in a quiet CUL-DE-SAC in the HAMPTONS neighbourhood. Main floor features open concept kitchen layout with OAK cabinets & PENINSULA counter top. Looking over the DINING room and LIVING room with CORNER fireplace. Upper floor offering good sized master bedroom with 3 piece en-suite. Two more nice sized bedroom and a 4 piece full bath. Basement is open for future development. West facing backyard give you more sunlight. Comes with single attached garage. Walking distance to SCHOOL, PUBLIC TRANSIT, PARK & POND. Close to COSTCO and easy access to ANTHONY HENDAY and WHITEMUD freeway.

Built in 2006

### Essential Information

MLS® #	E4442405
Price	\$382,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	2006



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5240 204 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2Y9

### Amenities

Amenities	Deck, Detectors Smoke, Storage-In-Suite, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
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Days on Market 4  
Zoning Zone 58  
HOA Fees 150  
HOA Fees Freq. Annually

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