

## **\$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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