

## \$530,000 - 20707 56 Avenue, Edmonton

MLS® #E4457027

**\$530,000**

3 Bedroom, 2.50 Bathroom, 1,757 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome home to this beautiful open concept home with southern exposure for lots of natural light in the kitchen/dining/living area. This home boasts a modern kitchen with hardwood floors, granite countertops, a large island, and a corner pantry. The main floor living room has a cozy gas fireplace for those cool days. The main floor also has a convenient laundry area and 2 piece washroom. The huge bonus room above the garage has a vaulted ceiling with lots of room for family gatherings. Upstairs is the spacious master bedroom with 4 piece ensuite (with soaker tub) and walk in closet. Two additional bedrooms and a second 4 piece bathroom complete the upstairs. This home is fenced and has mature landscaping. The attached garage is insulated and drywalled. This home is a 7 minute walk to Sister Annata Brockman school. It is also close to playgrounds, parks and shopping.

Built in 2006

### Essential Information

MLS® # E4457027

Price \$530,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,757                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20707 56 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0B7         |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached                                                                  |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Mantel                                                                                                            |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 58             |

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Listing information last updated on September 14th, 2025 at 1:02am MDT