

# \$534,999 - 20604 48 Avenue, Edmonton

MLS® #E4464483

## \$534,999

5 Bedroom, 3.00 Bathroom, 1,312 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Charming Family Home in The Hamptons – Prime West Edmonton Location! Welcome to your new home in the sought-after community of The Hamptons, where comfort meets convenience! This beautifully maintained property offers the perfect blend of modern living and everyday practicality – ideal for families, professionals, or investors. Close to schools and West Edmonton Mall. NEW ROOF done in July 2025.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464483               |
| Price          | \$534,999              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,312                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

Address 20604 48 Avenue



|             |              |
|-------------|--------------|
| Area        | Edmonton     |
| Subdivision | The Hamptons |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6M 0C1      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 4                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Landscaped         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 15                 |
| 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 November 16th, 2025 at 12:32pm MST