

## \$625,000 - 20419 60 Avenue, Edmonton

MLS® #E4437891

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,509 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Immaculately maintained by its original owner, this 2005-built bungalow in The Hamptons offers more than just a home—it offers a lifestyle. From peaceful morning walks around the nearby pond to relaxing evenings on the covered deck surrounded by mature trees, every moment invites a connection to nature and a sense of calm. Vaulted ceilings and hardwood floors create an elegant backdrop for both daily living and special occasions. The fully finished basement adds space for relaxation, work, or hosting, while the freshly painted interior and hard surface flooring throughout reflect true pride of ownership. In a community known for its walking trails, parks, and family-friendly atmosphere, this home balances comfort, beauty, and convenience. With a double attached garage and quick access to shops, schools, and commuter routes, it's a rare opportunity to settle into one of west Edmonton's most desirable communities.

Built in 2005

### Essential Information

MLS® #	E4437891
Price	\$625,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,509
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	20419 60 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2Z5

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby,

Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Bessie Nichols/Kim Hung
Middle	Bessie Nichols/Kim Hung
High	Jasper Place/St. O. Romero

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	4
Zoning	Zone 58
HOA Fees	183.75
HOA Fees Freq.	Annually

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