

## **\$439,900 - 6024 213 Street, Edmonton**

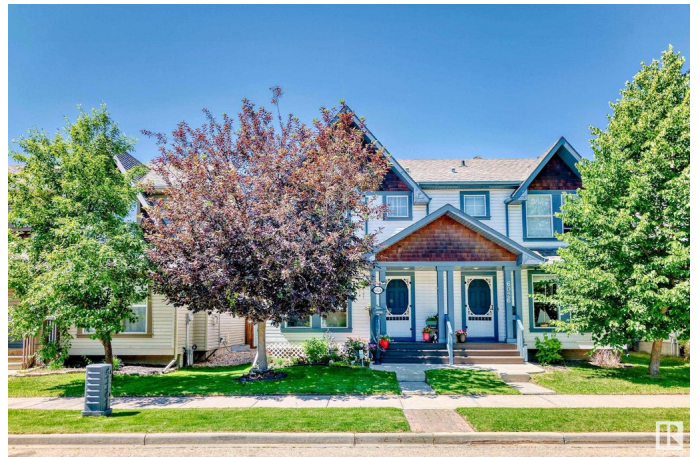
MLS® #E4446417

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,220 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Prepare to be Dazzled! Step into style, comfort, and convenience in this beautifully upgraded 2-storey duplex, in the highly desirable area of the Hampton's. The backyard, everywhere inside and the bsmt dev have custom built ins all Gorgeous !! From the great curb appeal to the double detached garage, this home will impress! Inside, the bright airy main floor features a flowing open-concept layout, ideal for today's modern lifestyle. The welcoming living room connects effortlessly to a spacious eat-in kitchen, showcasing contemporary finishes, loads of counter space, bright windows and patio doors that open to a massive deck with a view of the picture perfect yard-an entertainer's dream for summer BBQs! A beautifully styled powder room completes the main level. Upstairs, you'll find three well-appointed bedrooms, including a serene primary suite with walk-in closet and private 3-piece ensuite. The Elegantly finished basement is a bright happy place for enjoyment. Truly Beautiful Dream Home & Location !!!



Built in 2010

### **Essential Information**

MLS® #	E4446417
Price	\$439,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6024 213 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J9

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Vinyl Windows, Wall Unit-Built-In, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 6th, 2025
Days on Market	9
Zoning	Zone 58
HOA Fees	183.75
HOA Fees Freq.	Annually

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