

## \$537,000 - 5505 206a Street, Edmonton

MLS® #E4454690

**\$537,000**

4 Bedroom, 2.50 Bathroom, 1,653 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Huge pie shape lot, nestle in a quiet crescent. close to the walking trail beside the pond. huge deck, Vaulted ceiling in Master bedroom and large en suite .Fully finished basement with an extra bedroom and full bath! Close to Costco and Anthony Henday!

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454690               |
| Price          | \$537,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,653                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5505 206a Street |
| Area        | Edmonton         |
| Subdivision | The Hamptons     |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6M 0B6  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Stories           | 3                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Cul-De-Sac, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 58           |
| HOA Fees       | 183               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 29th, 2025 at 9:17am MDT