

## \$568,000 - 20728 55 Avenue, Edmonton

MLS® #E4465270

**\$568,000**

4 Bedroom, 3.50 Bathroom, 1,914 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to your beautifully updated, move-in-ready family home in The Hamptons, West Edmonton! Freshly painted and thoughtfully designed for comfort and convenience, this home offers bright, open-concept living with a spacious kitchen, walkthrough pantry, and cozy fireplace in the great room—all kept comfortable year-round with central A/C. Upstairs features a versatile bonus room, upper-floor laundry, and three generous bedrooms, including a serene primary suite. With four full bathrooms and a fully finished basement offering an additional bedroom and living space, there's a room for everyone. Enjoy outdoor living on the large entertaining deck overlooking the landscaped backyard, plus the convenience of an attached garage with mudroom access. Set in a quiet, family-friendly community with parks, trails, and quick access to Anthony Henday, West Edmonton Mall, and nearby schools—this is the perfect blend of comfort, location, and lifestyle. Ready to move in and start living!

Built in 2007

### Essential Information

MLS® # E4465270

Price \$568,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,914                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20728 55 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0B9         |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Vinyl Windows |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached                                                                  |

### Interior

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

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 6                  |
| 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 14th, 2025 at 5:18pm MST