

## \$500,000 - 5207 201 Street, Edmonton

MLS® #E4441643

**\$500,000**

5 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this beautifully maintained turn-key bi-level home in the heart of The Hamptonsâ€”offering over 2,000 sq. ft. of inviting living space! With 5 spacious bedrooms and 2 full bathrooms, this home is ideal for growing families or those who love extra space. Enjoy soaring vaulted ceilings, abundant natural light through large windows (even in the professionally finished basement), and a modern, upgraded kitchen featuring stainless steel appliances and sleek finishes. Entertain with ease on the two-tier deck overlooking a fully fenced, nicely sized yardâ€”perfect for summer gatherings. Recent upgrades include new flooring, paint, windows, carpet, kitchen, appliances, and hot water tank. The location is unbeatableâ€”just a 3-minute walk to Bessie Nichols Kâ€™9 School, and minutes from parks, shopping, and major routes like Anthony Henday & Lessard Road. A true gem that blends comfort, style, and unbeatable convenience!

Built in 2002

### Essential Information

MLS® #	E4441643
Price	\$500,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5207 201 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2V9

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary                    Bessie Nichols

**Additional Information**

Date Listed                    June 11th, 2025  
Days on Market                93  
Zoning                          Zone 58  
HOA Fees                      150  
HOA Fees Freq.                Annually

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