



Edmonton 58 The Hamptons **LP: \$475,000**
5823 205 ST NW **SP:** **ACTIVE** M

List ID #: E4262859 **Type:** Detached Single Family
DOM: 0 **Style:** Bi-Level
Rms Abv Gd: 5 **Year Blt:** 2005
Bedrms: **Above:** 2 **Ttl:** 4 **Basement:** Full
Baths: 3 / 0 **Bsmt Dev:** Fully Finished
Total Flr (SF): 1,495.55 **Total Flr (M):** 138.94

What a location! Former show home on a big lot tucked in a culdesac across from The Hamptons ponds & walk ways! This beautiful 4 bedroom bilevel is bright, open & very well cared for. Drive up onto the brand new driveway/widened walkway. Walking in you have bright vaulted entry to the main floor & basement. The main floor has a bedroom, full bathroom, then beautifully opens up with vaulted ceilings to a kitchen with cabinets in extraordinary condition, pantry, raised island & 2 dining areas! The kitchen has a dining space + a separate formal dining that can also serve as an office. A space for entertaining with a view to the cozy living room with hardwood floors & gas fireplace! Upstairs is the primary suite with pond views, great size ensuite & large walk in closet. The bright basement with 2 staircases, the rear being very open/bright with windows & glass paneling. Theres 2 bedrooms, full bathroom, family room, laundry room, & storage! New A/C! Outside there's a great deck & beautifully landscaped yard.

Directions:

Virtual Tour: <https://vimeo.com/605248956> **Brochure:** <http://www.5823-205st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Immediate	Level	Mtr2	SqFt
Full Baths:	0	0	1	2	0	0	Occupancy: Seller		Main:		
Ensuite		0	0	0	0	0			Upper:		
Add Rms:	0	Finished Lvl: 3					Garage Dim: 23x 22		AbGd:		
Fpl:	Yes	Fpl Fuel: Gas					Elem Schl:		Lowr:		
Fpl Type:	Direct Vent						Jr High Schl:		BIGd:		
Parking:	Double Garage Attached						High Schl:		Total A.G.	138.94	1,495.55

Living Rm:	M	Master Bdrm:	U
Dining Rm:	M	Bedrm 2:	M
Kitchen:	M	Bedrm 3:	L
Family Rm:	L	Bedrm 4:	L
Den:	M		
Bonus Rm			

Flooring: Carpet, Hardwood, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Vinyl **Remodel:**
Site Infl: Cul-De-Sac, Fenced, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks **Amen/Features:** Air Conditioner, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** **HOA:** \$134.00
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: / /

See Remarks

Lot Sq (M): 523.97	Lot Dimen:
Frontage (M):	Lot Shape: Pie Shaped
Depth (M):	Zoning:
Conform: /Yr:	Front Expos: West
Taxes: \$4,234.00 Tax Yr: 2021	Local Improv: /Yr: