

## \$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              98  
Zoning                         Zone 58  
HOA Fees                     150  
HOA Fees Freq.              Annually

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