

## \$399,900 - 6016 213 Street, Edmonton

MLS® #E4428228

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,228 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to the vibrant Hamptons community! This immaculate half duplex, is move-in ready and designed with family living in mind. Enjoy the ease of nearby amenities—parks, schools, restaurants, shopping, a golf course—and fast access to Anthony Henday Drive. The bright, open main floor offers a welcoming layout, ideal for hosting or relaxing. A functional L-shaped kitchen flows into a spacious living area, complemented by a handy half bath and access to a large private deck. Upstairs, unwind in the generous primary suite with a walk-in closet and 3-piece ensuite. Two additional bedrooms and a full 4-piece bath provide comfort for the whole family. The unfinished basement offers endless potential to make the space your own. Outside, a beautifully landscaped yard with mature perennials and trees creates a peaceful setting. A double detached garage completes the package!

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428228  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,228         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6016 213 Street |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0H7         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Deck, Vinyl Windows |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Detached                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 58          |
| HOA Fees       | 183.75           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 10th, 2025 at 4:32am MDT