

## \$759,900 - 4812 212 Street, Edmonton

MLS® #E4430803

**\$759,900**

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

\*\*\* A Hamptons Home That Brings People Together \*\*\* Dear Buyer, every now and then you come across a place that doesn't just check the boxes but just feels right. A home where memories are made. Stepping inside, you'll notice vaulted ceilings that let in loads of natural light. The heart of the home? A chef's kitchen w/ gas stove. Whether it's Sunday dinner or a quick bite, this space is perfect for gathering family & friends. Convenient main floor laundry makes day-to-day living easier. Upstairs home office / loft: A quiet space to work from home. Primary bdrm boasts 5pc ensuite & huge walk-in closet. Time to relax? Head down to a fully finished bsmt w/ wet bar & home theatre room: The kind of space where games are watched, and laughter echoes long after the night ends. Two more bdrms + 4pc bath are perfect for visiting family / older children living at home. Double attached garage keeps cars nice & dry. Imagine yourself here. And if it feels like home, well, maybe that's because it should be.

Built in 2009

### Essential Information

MLS® # E4430803

Price \$759,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,005                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4812 212 Street |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0G2         |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck, No Smoking Home, Wet Bar |
| Parking   | Double Garage Attached         |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 31               |
| Zoning         | Zone 58          |
| HOA Fees       | 190              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 15th, 2025 at 8:47pm MDT