

## \$353,000 - 6014 213 Street, Edmonton

MLS® #E4452884

**\$353,000**

2 Bedroom, 2.50 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

**NO CONDO FEES!** This spacious half-duplex in The Hamptons features an open concept main floor with a large living room, bright kitchen with island, dining area, and patio doors to a west-facing yard. A convenient powder room completes the main level. Upstairs, find two generous bedrooms, each with its own ensuite and walk-in closet. Enjoy a prime location close to schools, shopping, parks, and walking paths, with easy access to the Henday & Whitemud. Ideal as a starter home or investment opportunity!

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452884      |
| Price          | \$353,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,221         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6014 213 Street |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0H7         |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Deck                     |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

## Interior

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

## Exterior

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

## School Information

|            |                        |
|------------|------------------------|
| Elementary | SAB / Bessie Nichols   |
| Middle     | Sister Annata Brockman |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 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 August 27th, 2025 at 6:47pm MDT