

## \$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	63
Zoning	Zone 58
HOA Fees	190
HOA Fees Freq.	Annually

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