

Courtesy Of Phyllis M Nichyporuk Of RE/MAX River City

# \$1,200,000 - 4804 212 Street, Edmonton

MLS® #E4428230

**\$1,200,000**

3 Bedroom, 2.50 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

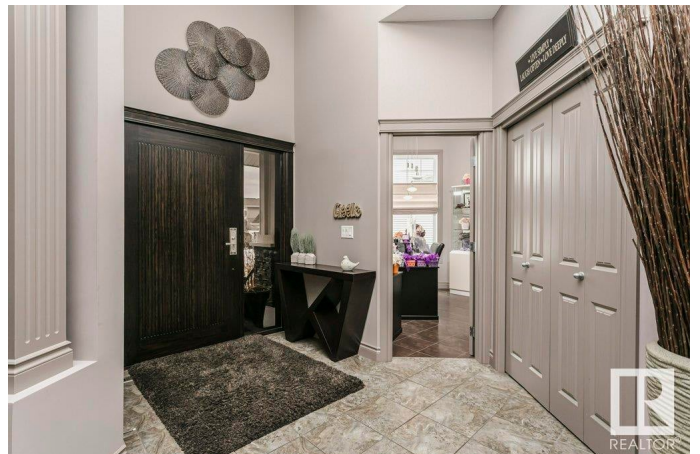
LOCATION, LOCATION! Stunning Executive Bungalow in the prestigious neighborhood of Copperwood. This immaculate home boasts over 3200 sq ft of living space with 3 bedrooms and 2.5 baths. As you enter the grand entry with custom oversized (42") oak door, you will be wowed by the high ceilings and the beautiful open concept. The living rm has custom maple bookshelves with gas fireplace & hardwood floors. The eat-in kitchen boasts shaker style custom maple cabinets, granite countertops/deep sink, eat up island, water filtered drinking tap, stainless steel appliances & walk through pantry. The remaining main floor has a den, dining rm, laundry rm, spacious master bedroom with walk in closet and spa like ensuite. The basement has a large rec rm with wet bar, workout area, 2 bdr 1 bth & media rm. The back yard is like a private oasis backing onto a treed pathway, composite deck, garden space, etc. Close to Costco, schools, walking paths, quick access to Anthony Henday & Whitemud. Many upgrades throughout!

Built in 2007

## Essential Information

MLS® # E4428230

Price \$1,200,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,773
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4804 212 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0G2

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bessie Nichols School
Middle	Sister Annata Brockman Sch
High	Jasper Place

### **Additional Information**

Date Listed	March 30th, 2025
Days on Market	13
Zoning	Zone 58
HOA Fees	185
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 7:17am MDT