

## \$399,900 - 6035 214 Street, Edmonton

MLS® #E4442064

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this stunning and well-maintained half duplex nestled in a vibrant community, just minutes away from major amenities inc. shopping, schools, parks, & public transit. The main floor boasts a bright and airy living space filled with natural light, creating a warm & inviting atmosphere. Upstairs features 2 spacious bedrooms with 2 full washrooms along with a versatile loft area that can easily be converted into a third bedroom, home office, or bonus room to suit your needs. The fully finished basement adds even more living space with an additional bedroom and a half bath, ideal for guests or extended family. Enjoy outdoor living in the beautifully maintained backyard, complete with a large deck perfect for entertaining. The property is complete with a double detached garage (2023Built w/d permit). Some notable improvements inc. washer/dryer (2023), HWT (2020) & microwave (2025). This home is a perfect blend of comfort, style & functionalityâ€”ideal for families, professionals, or investors

Built in 2010

### Essential Information

MLS® # E4442064

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,221         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6035 214 Street |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0H8         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### 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, Finished                                                                       |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                5  
Zoning                            Zone 58  
HOA Fees                        183.75  
HOA Fees Freq.                Annually

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Listing information last updated on June 17th, 2025 at 8:32am MDT