# \$505,000 - 1240 Hays Drive, Edmonton

MLS® #E4447229

#### \$505,000

3 Bedroom, 2.50 Bathroom, 1,612 sqft Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

ACROSS FROM THE POND, This 2 Story Home features a welcoming, wide entry way, kitchen with ample storage - including a corner pantry, chocolate wood accents throughout, gas fireplace in a sunny, SW facing living room, half bath, and the laundry room complete the main floor. Enjoy summer days with family & friends on the stone patio or bbq on the oversized deck - the beauty of this property is that it has both! Situated across the street from a lovely green space this home has an ideal location. Upstairs you'll find the two additional bedrooms, including the Primary room with walk-in-closet and ensuite with double sinks and shower. The unfinished basement is ready for future development with the plumbing roughed in already. Welcome home in the West community of the Hamptons.



## **Essential Information**

MLS® # E4447229 Price \$505,000

Bedrooms 3

Bathrooms 2.50

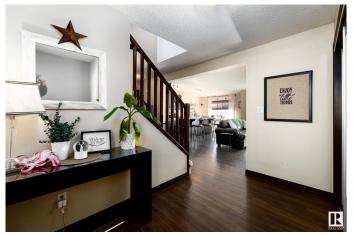
Full Baths 2

Half Baths 1

Square Footage 1,612

Acres 0.00







Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1240 Hays Drive

Area Edmonton

Subdivision The Hamptons

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0M3

#### **Amenities**

Amenities Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home,

Patio, Smart/Program. Thermostat, Vinyl Windows, HRV System

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Direct Vent

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, No Back Lane, Picnic Area, Public Transportation,

Schools, Shopping Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 10th, 2025

Days on Market 21

Zoning Zone 58

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 July 31st, 2025 at 7:02am MDT