

## \$485,000 - 1240 Hays Drive, Edmonton

MLS® #E4447229

**\$485,000**

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.

Built in 2012

### Essential Information

MLS® #	E4447229
Price	\$485,000
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        23  
Zoning                    Zone 58

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