

Courtesy Of Amy Long Of Real Broker

## \$580,000 - 6214 Hampton Gray Avenue, Edmonton

MLS® #E4456289

**\$580,000**

2 Bedroom, 2.00 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

RARE FIND! This 1358sqft bungalow built in 2022 by Coventry Homes offers great curb appeal, 2 beds, 2 baths on main floor, double-attached garage & low maintenance yard in the desirable Griesbach neighbourhood. A spacious, open entry way welcomes you into this well-maintained, like-new home! Primary offers walk-through closet w/ organizers & 5pc ensuite w/ dual sinks, stand-up shower & soaker tub. Kitchen offers corner pantry w/ frosted glass door, upgraded 42" upper cabinets, s/s appliances & island w/ lots of storage. Sliding doors opens up to composite deck & low-maintenance paved concrete yard. Oversized mud room leads to attach garage at the back. Other features: no back neighbours, extra driveway parking, 9ft ceilings, triple-pane windows, widened 36" interior doors, quartz countertops, vinyl plank flooring, 10lb carpet underlay, 150amp electrical panel, tankless hot water & Hunter Douglas blinds. Prime location w/ easy access to Downtown, Yellowhead Trail, shopping, restaurants, schools & more!

Built in 2022

### Essential Information

MLS® # E4456289

Price \$580,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,358                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6214 Hampton Gray Avenue |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X6                  |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, HRV System |
| Parking   | Double Garage Attached                                                                                          |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Stories           | 1                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 27             |

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Listing information last updated on September 18th, 2025 at 3:17am MDT