

## \$679,000 - 6229 Hampton Gray Avenue, Edmonton

MLS® #E4460935

**\$679,000**

4 Bedroom, 3.00 Bathroom, 2,162 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Are you looking into a perfect investment while you live with luxury? As you enters the main door, the 17' high open to above foyer welcomes you with great vibe. This 2 storey home gives you cozy a 4 Bedrooms, 3 full baths, specious bonus room for your family time. The 9' main floor includes an open concept kitchen complete with ceramic tile backsplash, quartz countertops, large pantry and upgraded cabinets. Adjacent to the kitchen are the dining area and bright living room. Iron spindle railings will lead you upstairs to find the primary bedroom complete with 5 piece ensuite (w/ double sinks, shower and soaker tub), and walk in closet. In addition you will also find 2 more bedrooms, main bathroom, bonus room, and upstairs laundry for convenience. Don't forget about a good size triple detached garage. full landscaping and fence. The main feature is a separate entrance for future secondary suite for extra income generation.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460935  |
| Price     | \$679,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,162                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6229 Hampton Gray Avenue |
| Area        | Edmonton                 |
| Subdivision | Griesbach                |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5E 6X7                  |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless, HRV System |
| Parking   | Triple Garage Detached                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding                                                    |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding                                                    |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

Date Listed            October 5th, 2025

Days on Market      9

Zoning                Zone 27

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Listing information last updated on October 14th, 2025 at 1:32am MDT