

## **\$197,000 - 403 5340 199 Street, Edmonton**

MLS® #E4422718

**\$197,000**

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this Stunning 2 bedrooms, 2 full baths & an underground parking condo, situated in the desirable Hamptons community! Only minutes to everything: shopping/grocery stores/restaurants/Anthony Henday/Whitemud & WEM. Impressed with the vaulted ceilings, bright open concept living room with patio door to sunny balcony. Gorgeous vinyl plank floorings throughout living, dining & both bedrooms. Spacious kitchen offers plenty of oak-color kitchen cabinetries & cupboard space. Central kitchen island w plug-in. Two sizable bedrooms on either side of the living space - perfect for roommates or working from home, plus two full baths. The primary bedroom has a walk-through closet and a 3 piece en-suite. Convenient in-suite laundry with extra storage room. Titled heated underground parking stall. Carpet free home! Condo fee includes heat, water, common area insurance & reserve fund contributions. Quick possession available. Perfect to live in or investment. Come check this out and make this gem yours!

Built in 2005

### **Essential Information**

MLS® # E4422718

Price \$197,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 853                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 403 5340 199 Street |
| Area        | Edmonton            |
| Subdivision | The Hamptons        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0A5             |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Intercom, Parking-Visitor |
| Parking Spaces | 1                         |
| Parking        | Heated, Underground       |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2025 |
| Days on Market | 55                  |
| Zoning         | Zone 58             |
| HOA Fees       | 75                  |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$489               |

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Listing information last updated on April 18th, 2025 at 12:32pm MDT