

## **\$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	73
Zoning	Zone 58
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$489

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 May 6th, 2025 at 1:32pm MDT