

## **\$199,900 - 225 5340 199 Street, Edmonton**

MLS® #E4440578

**\$199,900**

2 Bedroom, 2.00 Bathroom, 857 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Priced to Sell! Clean & Well Kept property. No carpet. Located in the desirable Hamptons community. Open concept kitchen boasts a beautiful upgrade backsplash tile, new tile flooring in Kitchen, Dining area and bathrooms, new Primary bedroom flooring and newer appliances. The Primary bedroom is completed with a walk in closet and a 4 piece ensuite. The Second Bedroom is sizable with a second FULL Bath conveniently located for guests. In-suite Laundry and a large storage room complete this Suite. Enjoy the heated and secured underground parking stall during those cold winter days, plenty of Visitor Parking, balcony, elevator, professionally managed, secure entry and pet-friendly complex. Situated very close to schools, shopping, Whitemud, Henday, golf, extensive walking trails, and minute from public transit. Must See! Move in Ready!

Built in 2005

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4440578  |
| Price          | \$199,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 857       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 225 5340 199 Street |
| Area        | Edmonton            |
| Subdivision | The Hamptons        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0A6             |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, Underground                                                               |

### Interior

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

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                 |
| Exterior Features | Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Brick, Vinyl                                 |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 58        |
| HOA Fees       | 75             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$489          |

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Listing information last updated on June 16th, 2025 at 11:32pm MDT