

## **\$195,000 - 416 5350 199 Street, Edmonton**

MLS® #E4428492

**\$195,000**

2 Bedroom, 1.50 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Your search ends here! This TOP FLOOR Condo boasts VAULTED Ceilings & is located in the Hamptons. This property gives you 2 Bedrooms & 2 Full Bathrooms as well as a Titled parking stall & In-Suite Laundry! Great value. Open-concept layout features a functional kitchen with plenty of white cabinets & an island. This spacious Living Room leads out onto the South-Facing Balcony to take advantage of much natural light. The Primary Bedroom is accompanied by a 4-Piece Ensuite & Walk-Through Closet. The 2nd Bedroom is located beside the Main Bathroom for convenience. The In-Suite Laundry Room doubles as a large storage space - you can never be without storage in a condo! NEW Laminate flooring throughout the living areas (2019) & Newer Paint. Heat/water included in condo fees. Located within minutes to shopping; schools (Bessie Nichols School); quick access to Henday, etc. Well-maintained & waiting for you to call this beautiful home your own!

Built in 2005

### **Essential Information**

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Price \$195,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 861                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 416 5350 199 Street |
| Area        | Edmonton            |
| Subdivision | The Hamptons        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0A4             |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking-Visitor, See Remarks |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 58         |
| Condo Fee      | \$467           |

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Listing information last updated on April 19th, 2025 at 4:17am MDT