

## **\$199,800 - 118 5340 199 Street, Edmonton**

MLS® #E4438998

**\$199,800**

2 Bedroom, 2.00 Bathroom, 858 sqft

Condo / Townhouse on 0.00 Acres

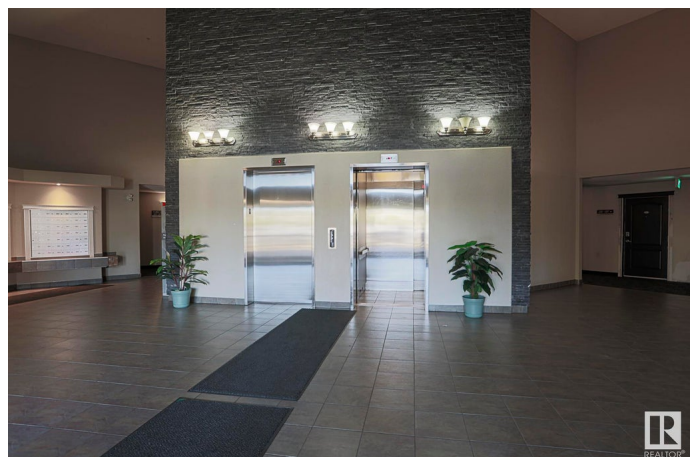
The Hamptons, Edmonton, AB

Life is better in The Hamptons with many parks, ponds, trails, schools, shopping plazas and easy access to the Anthony Henday for a 22 minute drive or less to almost anywhere in Edmonton! Inside this attractive main floor suite you will be impressed by the peaceful greenspace view with trees reminiscent of the ones you see around mountain resorts. Smart kitchen with brand new LG refrigerator. Handy island with space for two-up bar style eating delicious meals and drinking your favorite beverages. Lots of nutmeg colored cabinets and plenty of counter space too. Primary bedroom has walk through closet and 4 piece ensuite. Second bedroom ideal for a work from home office. Main 4 piece bath. Spacious storage/laundry room with stacker washer/dryer. Imagine sitting on the south facing patio admiring the green grass, blue skies and a nice variety of trees. It's like having your own backyard without any work! Two titled stalls, one surface and one underground heated.

Built in 2005

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4438998  |
| Price    | \$199,800 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 858                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 118 5340 199 Street |
| Area        | Edmonton            |
| Subdivision | The Hamptons        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0A5             |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 2                                                                                  |
| Parking        | Stall, Underground                                                                 |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Baseboard, Natural Gas                                                                                                       |
| # of Stories      | 4                                                                                                                            |
| Stories           | 1                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | None, See Remarks                                                                                                            |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 58        |
| HOA Fees       | 75             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$500          |

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Listing information last updated on June 16th, 2025 at 5:47pm MDT