

Courtesy Of Nigel A McLean Of RE/MAX River City

## **\$319,885 - 55 5604 199 Street, Edmonton**

MLS® #E4450417

**\$319,885**

2 Bedroom, 2.50 Bathroom, 1,170 sqft  
Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this beautifully updated end-unit townhome in the desirable community of The Hamptons! This bright and immaculate 2-storey home offers 2 spacious bedrooms, each with its own walk-in closet, along with 2.5 bathrooms. The main floor features a large living room with soaring ceilings, an open kitchen and dining area perfect for entertaining, and plenty of natural light throughout. Recent upgrades include central A/C, a top-of-the-line Lennox furnace, and a new washer. The partial basement provides ample storage, while the double attached garage adds convenience year-round. Outside, enjoy your private, fully fenced south-facing yard in a quiet location near the back of the complex, or step out to a nice-sized balcony for your morning coffee. Perfectly situated within walking distance to schools, parks, shopping, restaurants, and public transit, with quick access to the Anthony Henday for an easy commute. This townhome is ideal for first-time buyers or a fantastic opportunity for investors !

Built in 2007

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4450417  |
| Price  | \$319,885 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,170             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 55 5604 199 Street |
| Area        | Edmonton           |
| Subdivision | The Hamptons       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6M 2Z9            |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                                        |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Swimming |

|              |                                                                  |
|--------------|------------------------------------------------------------------|
|              | Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof         | Asphalt Shingles                                                 |
| Construction | Wood, Vinyl                                                      |
| Foundation   | Concrete Perimeter                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 58         |
| Condo Fee      | \$328           |

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Listing information last updated on August 25th, 2025 at 7:47am MDT