

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	36
Zoning	Zone 58
Condo Fee	\$328

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Listing information last updated on September 4th, 2025 at 12:17pm MDT