

Courtesy Of Simon Roa Of Century 21 Leading

# \$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 17th, 2025 at 10:34am MDT