

\$399,000 - 9 3103 Hilton Drive, Edmonton

MLS® #E4436306

\$399,000

3 Bedroom, 3.50 Bathroom, 1,349 sqft
Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Experience low-maintenance living in this impeccably finished 3-bed, 3.5-bath half duplex located in the desirable community of The Hamptons. The open-concept main floor features kitchen w/granite countertops, upgraded cabinetry, SS appliances, & large island w/eating bar. The adjoining dining area opens onto deck w/gas BBQ hookup, ideal for outdoor gatherings. Relax in the inviting living room designed for comfort & style. Upstairs, you'll find three generously sized bedrooms, incl a spacious primary complete w/3-pc ensuite & walk-in closet. A convenient second-floor laundry rm adds to the home's functionality. Fully finished basement offers large family rm, additional full bath, & ample storage space. Additional features incl central A/C, modern finishes, & a thoughtfully designed layout. Enjoy low condo fees that cover landscaping & snow removal. Located minutes from schools, shopping, amenities, & major commuter routes, this move-in-ready home offers the perfect blend of comfort, style, & convenience.

Built in 2013

Essential Information

| | |
|--------|-----------|
| MLS® # | E4436306 |
| Price | \$399,000 |



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,349 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9 3103 Hilton Drive |
| Area | Edmonton |
| Subdivision | The Hamptons |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 0R3 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Air Conditioner, Deck, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------------|
| Elementary | Bessie Nichols, Good Shep |
| Middle | Bessie Nichols, HE Beriault |
| High | JP, St Oscar Romero |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 33 |
| Zoning | Zone 58 |
| Condo Fee | \$276 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:32pm MDT