

## \$317,500 - 13 465 Hemingway Road, Edmonton

MLS® #E4445349

### \$317,500

2 Bedroom, 2.50 Bathroom, 1,283 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

PERFECT END UNIT TOWNHOME in THE HAMPTONS! Ready for QUICK POSSESSION, this bright home features a spacious kitchen with a large front-facing window overlooking the courtyard – ideal for watching kids or pets while cooking. The open living room is filled with natural light and leads to a cozy patio for your morning coffee. The main level includes a 2-piece bath. Upstairs, enjoy a double master layout with two large bedrooms, each featuring its own private ensuite and ample closet space. The basement includes a laundry area and plenty of storage, and the home is air conditioned for those hot summer days. Close to Anthony Henday, schools, shopping, and parks. Don't miss out on this beautiful home!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445349  |
| Price          | \$317,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,283     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2010              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13 465 Hemingway Road |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0J7               |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, See Remarks |
| Parking   | Double Garage Attached                                                                 |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Partial, Partially Finished                                                                            |

### Exterior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                        |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                 |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 2nd, 2025 |
|-------------|----------------|

|                |          |
|----------------|----------|
| Days on Market | 47       |
| Zoning         | Zone 58  |
| HOA Fees       | 183.75   |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$276    |

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Listing information last updated on August 18th, 2025 at 1:32pm MDT