

## **\$316,800 - 73 5604 199 Street, Edmonton**

MLS® #E4454271

**\$316,800**

2 Bedroom, 2.50 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Beautiful 2 bdrm townhouse with double attached garage in the sought-after Mosaic Parkland complex. Recently updated with professional paint, new laminate flooring, baseboards, LED lighting, hood fan, & hardware. The bright open flr plan features spacious living rm with large window that fills the space with natural light. The kitchen offers SS & black appliances, a generous pantry, island with electrical outlet, & plenty of cabinets & counter space. The adjoining dining rm includes a sliding patio dr to the balcony. A convenient 2-piece powder rm completes the main flr. Upstairs, the primary bdrm boasts a walk-in closet with window & a 4-piece ensuite, while the second bedroom also includes a walk-in closet and its own 4-piece ensuite. The unspoiled basement with washer & dryer offers excellent potential for future development. Direct garage access adds everyday convenience, & the fenced front yard with patio creates a welcoming retreat. Close to all amenities, Move in and enjoy!

Built in 2005

### **Essential Information**

MLS® # E4454271

Price \$316,800

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,109             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 73 5604 199 Street |
| Area        | Edmonton           |
| Subdivision | The Hamptons       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6M 2Z9            |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Detectors Smoke, Front Porch, Parking-Visitor, Patio |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached                               |

### Interior

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

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 58           |
| HOA Fees       | 183.75            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$334             |

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Listing information last updated on August 23rd, 2025 at 12:02pm MDT