

## \$300,000 - 73 5604 199 Street, Edmonton

MLS® #E4460708

**\$300,000**

2 Bedroom, 2.50 Bathroom, 1,221 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Beautifully updated 2-bedroom townhouse with double attached garage & balcony in the sought-after Mosaic Parkland complex! Recently upgraded with professional paint, new laminate flooring, baseboards, LED lighting, hood fan & hardware. The bright open floor plan features a spacious living room filled with natural light, and a modern kitchen with SS & black appliances, island, pantry & plenty of cabinet space. The dining area opens to a private balcony, plus a convenient 2-pc powder room completes the main floor. Upstairs, both bedrooms include walk-in closets & 4-pc ensuites. The unspoiled basement with washer & dryer offers great potential for future development. Enjoy direct garage access & a fenced front yard with patio. Close to parks, schools, shopping & all amenities—move in & enjoy!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460708  |
| Price          | \$300,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,221     |



|            |                   |
|------------|-------------------|
| 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    | October 3rd, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 58           |
| HOA Fees       | 183.75            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$334             |

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Listing information last updated on October 24th, 2025 at 9:32am MDT