

## \$175,000 - 310 5350 199 Street, Edmonton

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MLS® #E4434470

**\$175,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this stunning 2-bedroom, 2-bathroom condo, offering the perfect blend of convenience and luxury. As you step into the foyer, youâ€™re immediately greeted by a bright and open entrywayâ€”an ideal space for entertaining friends and family. One of the condoâ€™s most spectacular features is the west-facing balcony, providing breathtaking views of the sunset and fireworks from the River Cree Resort. Imagine unwinding here after a long day, sipping your favorite drink, and watching the sky light up with vibrant colors. This condo has been professionally upgraded with newer appliances, flooring, and modern finishes, creating a sleek and luxurious atmosphere. Beyond the stunning views, the location is unbeatable, within walking distance to a scenic trail around the lake, perfect for a leisurely stroll, jog, or dog walk. Youâ€™ll also be just steps away from shopping and dining options, and for those who need to commute, enjoy easy access to the Anthony Henday and Whitemud Drive.



Built in 2005

### Essential Information

MLS® #                      E4434470

Price                        \$175,000

Bedrooms                2

Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	310 5350 199 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0A4

### Amenities

Amenities	Intercom, Parking-Visitor, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Commercial, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	29
Zoning	Zone 58
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$467

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