

## **\$304,888 - 152 5604 199 Street, Edmonton**

MLS® #E4457521

**\$304,888**

2 Bedroom, 2.50 Bathroom, 1,253 sqft  
Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to Mosaic Parkland in the Hamptons! This impeccably maintained END UNIT shines with an abundance of NATURAL LIGHT from numerous windows, soaring ceilings & an OPEN CONCEPT layout perfect for entertaining & everyday living. The kitchen boasts granite counters, stainless appliances & flows seamlessly into the bright living & dining areas. Numerous upgrades include hardwood floors, slate tile, A/C, Hunter Douglas blinds, designer lighting & plush high-end carpet upstairs. Two oversized bedrooms each offer walk-in closets & their own full bathrooms with granite vanities. The lower level provides laundry, storage & convenient access to the DOUBLE ATTACHED GARAGE. MOVE-IN READY & ideal for first-time buyers or investors. Located in a quiet, family-friendly community within walking distance to schools, groceries, drug store, restaurants, parks & everyday amenities. Minutes to Anthony Henday, Costco, WEM & top West Edmonton conveniences. An exceptional opportunity! "HURRY!"

Built in 2006

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4457521  |
| Price  | \$304,888 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,253             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 152 5604 199 Street |
| Area        | Edmonton            |
| Subdivision | The Hamptons        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 2Z9             |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached                                            |

### Interior

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

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                          |

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

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Kim Hung School       |
| Middle     | Bessie Nichols School |
| High       | Jasper Place School   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 58              |
| HOA Fees       | 183.75               |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$334                |

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Listing information last updated on September 16th, 2025 at 8:02am MDT