

## \$309,990 - 41 5604 199 St, Edmonton

MLS® #E4457358

**\$309,990**

2 Bedroom, 2.50 Bathroom, 1,191 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this beautiful 2-storey condo in Mosaic Parkland, located in the desirable Hamptons—close to the West Edmonton Mall! This move-in ready home features an open-concept layout, dark laminate flooring, a modern kitchen with stainless steel appliances, and a raised eating bar. Enjoy a spacious living/dining area with balcony access, plus a main floor powder room. Upstairs you'll find 2 large primary bedrooms, each with walk-in closets and full ensuites, plus a cozy den/office space—ideal for working from home or guests. Other perks include: double attached garage (insulated & drywalled), private yard for summer BBQs, central A/C, and steps to visitor parking. Walk to grocery stores, banks, restaurants & more. Easy access to Anthony Henday. A smart buy for living or renting!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457358  |
| Price          | \$309,990 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,191     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2008              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 41 5604 199 St |
| Area        | Edmonton       |
| Subdivision | The Hamptons   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6M 2Z9        |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, 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          | Full, Unfinished                                                                                               |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Fenced, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 7       |
| Zoning         | Zone 58 |
| Condo Fee      | \$320   |

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Listing information last updated on September 18th, 2025 at 7:32am MDT