

## \$299,900 - 40 460 Hemingway Road, Edmonton

MLS® #E4438397

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,237 sqft

Condo / Townhouse on 0.00 Acres

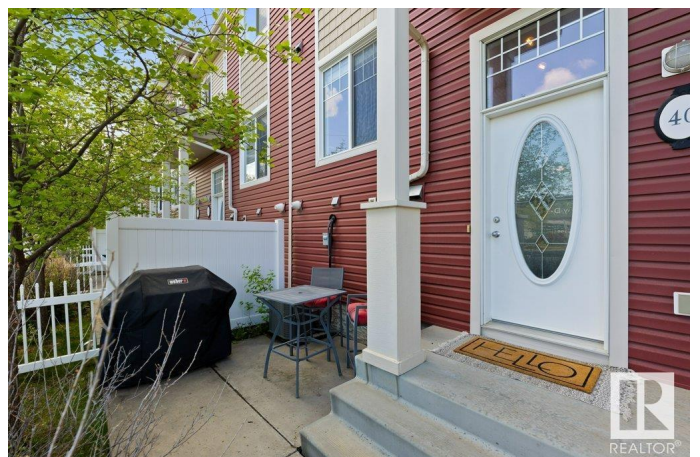
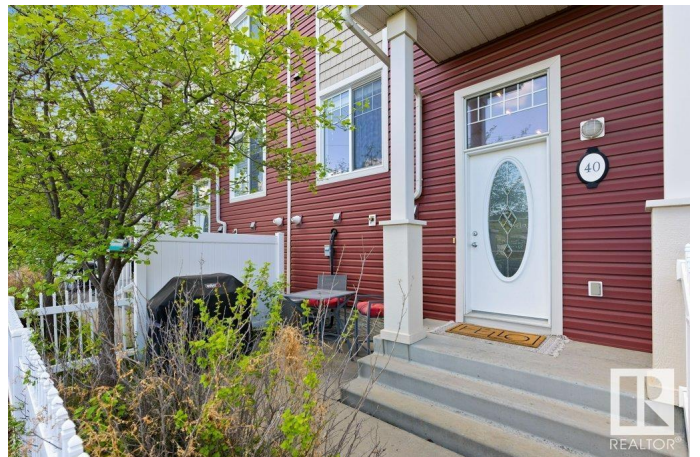
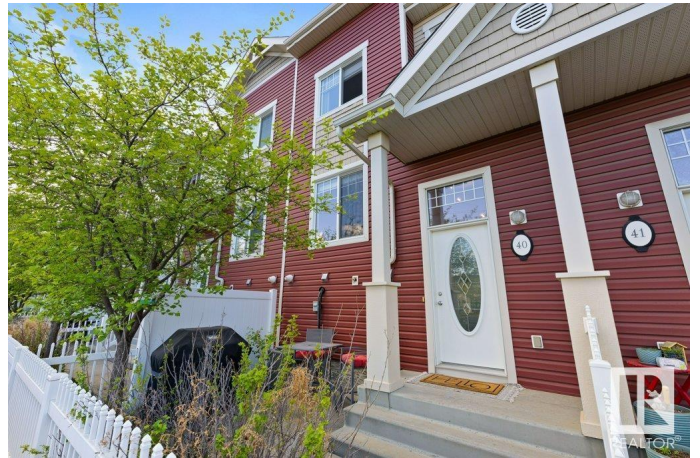
The Hamptons, Edmonton, AB

Style and Sophistication! Discover a residence that redefines luxury living. From the moment you step inside, youâ€™ll feel the pride of ownership radiating throughout every corner. The expansive chef's kitchen is a culinary dream, boasting stunning quartz countertops, a chic glass tile backsplash, an abundance of cabinetry, and top-of-the-line appliances ready for your gourmet creations. The spacious dining area flows seamlessly into a beautifully illuminated living room, creating an inviting atmosphere perfect for entertaining or relaxing. Venture upstairs to find two magnificent primary bedrooms, each with its own full en-suite & generous walk-in closet, ensuring comfort & privacy. Storage will never be a concern with ample space throughout, and the convenience of a double attached garage. Central A/C. Located in the sought-after Hamptons, youâ€™re just minutes away from a variety of shopping, dining, parks, and transportation options, with easy access to the Anthony Henday. One look is all you need!

Built in 2011

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4438397  |
| Price    | \$299,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,237             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40 460 Hemingway Road |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0M5               |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 58        |
| HOA Fees       | 183.75         |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$246          |

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Listing information last updated on May 25th, 2025 at 6:32am MDT