

# **\$315,900 - 103 465 Hemingway Road, Edmonton**

MLS® #E4443762

**\$315,900**

2 Bedroom, 2.50 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Gorgeous 2 Storey townhome in Mosaic Meadows, The Hamptons. Featuring 2 primary bdrms, 2.5 baths, & 1253 Sq Ft of bright open concept living space. Front door is off tree-lined path, & fenced front yard. Front porch has gas hookup & space for patio set. Main flr has a beautiful kitchen w/eat up bar & plenty of counter space. Open concept dining area & living rm, & 2 pc bath finish off main flr. 2 large primary bdrms w/walk in closets upstairs . One w/ensuite. Bottom flr/bsmt feat. lg storage space, laundry, & access to att garage. Close to all amenities like Winterburn Costco, River Cree Convention Ctr, future rec centre in Secord, incoming LRT station, & nearby schools. Low condo fees \$276/mo. Taxes \$2,540/yr. Garage is 1.5 car wide, ideal for SUV plus room for work-bench or motorcycle parking beside it. Garage originally a 2-car "tandem" (2 vehicles deep) seller converted it to 1.5 wide w/storage behind first stall. Can be changed by removing drywall (board approval not req, since it's Owner property).

Built in 2009

## **Essential Information**

MLS® # E4443762

Price \$315,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,012
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	103 465 Hemingway Road
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J7

### Amenities

Amenities	Parking-Visitor, Natural Gas BBQ Hookup
Parking	Single Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed June 22nd, 2025  
Days on Market 12  
Zoning Zone 58  
Condo Fee \$276

103, 465 Hemingway Rd NW

- 2 BEDROOMS/2.5 BATHS
- 2 STOREY TOWNHOME
- BRIGHT OPEN CONCEPT
- FENCED FRONT YARD
- BBQ GAS HOOKUP
- PLENTY OF COUNTER SPACE IN KITCHEN
- 2 PRIMARY BEDROOMS WITH WALK-IN CLOSETS
- WALKING DISTANCE TO SCHOOLS AND PARKS. EXCELLENT FOR FAMILIES WITH CHILDREN
- UNIT IS TENANT OCCUPIED. 24 HRS NOTICE NOT REQUIRED AS TENANT IS ACTIVELY LOOKING FOR ANOTHER HOME
- POSSESSION IS FLEXIBLE
- GARAGE WAS ORIGINALLY A 2-CAR "TANDEM" STYLE (2 VEHICLES DEEP) GARAGE, BUT THE SELLER CONVERTED IT TO A 1.5 WIDE GARAGE WITH STORAGE BEHIND THE FIRST STALL INSTEAD: MUCH MORE FUNCTIONAL THAT WAY. THIS CAN BE CHANGED AT ANY TIME BY REMOVING THE DRY-WALL (CONDO BOARD APPROVAL NOT REQUIRED, SINCE THAT IS OWNER PROPERTY).
- LOT SIZE 164 SQ M / 1765 SQ FT
- TAXES WERE \$2,314.53 IN 2024



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Listing information last updated on July 3rd, 2025 at 10:47pm MDT