

\$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 9
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 1st, 2025 at 3:32pm MDT