

# **\$319,900 - 54 460 Hemingway Road, Edmonton**

MLS® #E4449421

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Enjoy over 1,200 square feet of comfortable living in this beautifully maintained 3-bedroom, 2.5-bath home. The spacious double attached garage offers ample parking & storage, while central air conditioning ensures year-round comfort. Inside, stunning hardwood & tile flooring on the main level adds elegance and durability to your living spaces. The kitchen features sleek quartz countertops, a stylish mosaic tile backsplash, island & an inviting eat-in area accented by a stunning crystal light fixture. The thoughtfully designed layout balances functionality & comfort, making it perfect for family living or hosting guests. Step outside to a sunny backyard-relax on your deck which is ideal for afternoon relaxation & entertaining. Convenient visitor parking is located just around the corner, & access to transit is only steps from the complex, making commuting a breeze. Located close to schools, shopping and public transportation. Bright, inviting, and ready to welcome you home!!!

Built in 2012

## **Essential Information**

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Price \$319,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,219             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54 460 Hemingway Road |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0M5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 58         |
| HOA Fees       | 187.88          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$244           |

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Listing information last updated on August 3rd, 2025 at 1:47pm MDT