

## **\$292,900 - 103 465 Hemingway Road, Edmonton**

MLS® #E4443762

**\$292,900**

2 Bedroom, 2.50 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

This 2 Storey home is ideal for those who prefer 2 large primary bedrooms instead of 3 smaller ones - the same square footage, but larger bedrooms. 2.5 baths. Bright open concept living space. Front door opens tree-lined path. Fenced front yard. Front porch has gas hookup & space for patio set. Main has bright kitchen w/eat up bar & ample counter space. Open concept dining area & living rm. 2 piece bath on main floor. Both primary bedrooms have walk-in closets, 1 bedroom has it's own ensuite. Bottom floor/basement has storage space, laundry, & access to drywalled/insulated oversized garage. Close to Winterburn Costco, new rec centre in Secord (opens 2026), River Cree Convention Ctr, incoming LRT station & schools. Low condo fees \$276/mo. Taxes \$2,540/yr. Garage is 1.5 car wide, ideal for SUV. The garage has a nice work-bench area at the side, which could also be used for bike storage/motorcycle parking. A lovely bonus of this home is the large storage room behind the garage, which is unique to this home.

Built in 2009

### **Essential Information**

MLS® # E4443762

Price \$292,900



|                |                   |
|----------------|-------------------|
| 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 55  
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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