

## \$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!

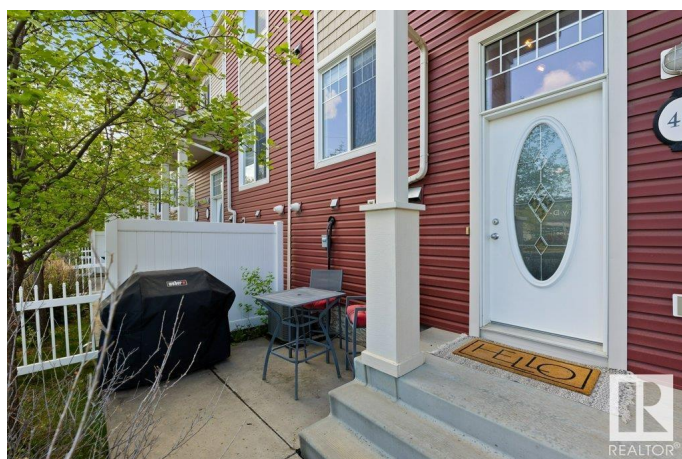
Built in 2011

### 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	10
Zoning	Zone 58
HOA Fees	183.75
HOA Fees Freq.	Annually
Condo Fee	\$246

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 2nd, 2025 at 10:32pm MDT