

## **\$317,500 - 13 465 Hemingway Road, Edmonton**

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MLS® #E4445349

**\$317,500**

2 Bedroom, 2.50 Bathroom, 1,283 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

PERFECT END UNIT TOWNHOME in THE HAMPTONS! Ready for QUICK POSSESSION, this bright home features a spacious kitchen with a large front-facing window overlooking the courtyard – ideal for watching kids or pets while cooking. The open living room is filled with natural light and leads to a cozy patio for your morning coffee. The main level includes a 2-piece bath. Upstairs, enjoy a double master layout with two large bedrooms, each featuring its own private ensuite and ample closet space. The basement includes a laundry area and plenty of storage, and the home is air conditioned for those hot summer days. Close to Anthony Henday, schools, shopping, and parks. Don't miss out on this beautiful home!



Built in 2010

### **Essential Information**

MLS® #	E4445349
Price	\$317,500
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.00

Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13 465 Hemingway Road
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J7

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
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Days on Market	54
Zoning	Zone 58
HOA Fees	183.75
HOA Fees Freq.	Annually
Condo Fee	\$276

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