

## \$399,000 - 9 3103 Hilton Drive, Edmonton

MLS® #E4436306

**\$399,000**

3 Bedroom, 3.50 Bathroom, 1,349 sqft  
Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Experience low-maintenance living in this impeccably finished 3-bed, 3.5-bath half duplex located in the desirable community of The Hamptons. The open-concept main floor features kitchen w/granite countertops, upgraded cabinetry, SS appliances, & large island w/eating bar. The adjoining dining area opens onto deck w/gas BBQ hookup, ideal for outdoor gatherings. Relax in the inviting living room designed for comfort & style. Upstairs, you'll find three generously sized bedrooms, incl a spacious primary complete w/3-pc ensuite & walk-in closet. A convenient second-floor laundry rm adds to the home's functionality. Fully finished basement offers large family rm, additional full bath, & ample storage space. Additional features incl central A/C, modern finishes, & a thoughtfully designed layout. Enjoy low condo fees that cover landscaping & snow removal. Located minutes from schools, shopping, amenities, & major commuter routes, this move-in-ready home offers the perfect blend of comfort, style, & convenience.

Built in 2013

### Essential Information

MLS® #	E4436306
Price	\$399,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,349
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 3103 Hilton Drive
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0R3

### Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bessie Nichols, Good Shep
Middle	Bessie Nichols, HE Beriault
High	JP, St Oscar Romero

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	34
Zoning	Zone 58
Condo Fee	\$276

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