

## \$319,000 - 165 5604 199 Street, Edmonton

MLS® #E4444117

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,211 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to Mosaic Parkland â€” where comfort meets convenience in the heart of The Hamptons! Step into this beautifully updated 3-bedroom, 3-bath townhome offering over 1200 sqft of stylish living space. The open-concept main floor is designed for connection â€” with a bright, comfy living room that flows into a spacious kitchen featuring stainless steel appliances, a generous island, and plenty of counter space to whip up your favorites. Upstairs, the primary suite offers a walk-in closet and private ensuite, while two additional bedrooms provide great space for family, guests, or a home office. Downstairs, enjoy a finished basement with laundry area, and ample storage. The double attached garage means no more scraping windshields in winter, and the fenced front yard professionally landscaped with artificial turf and garden adds a cozy, private outdoor spot. Located just a short walk to shops, restaurants, parks, and more.

Built in 2006

### Essential Information

MLS® #	E4444117
Price	\$319,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	165 5604 199 Street
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2Z9

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 24th, 2025  
Days on Market                6  
Zoning                            Zone 58  
HOA Fees                        183.75  
HOA Fees Freq.                Annually  
Condo Fee                        \$327

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