

## \$309,990 - 41 5604 199 St, Edmonton

MLS® #E4457358

### \$309,990

2 Bedroom, 2.50 Bathroom, 1,191 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this beautiful 2-storey condo in Mosaic Parkland, located in the desirable Hamptons—close to the West Edmonton Mall! This move-in ready home features an open-concept layout, dark laminate flooring, a modern kitchen with stainless steel appliances, and a raised eating bar. Enjoy a spacious living/dining area with balcony access, plus a main floor powder room. Upstairs you'll find 2 large primary bedrooms, each with walk-in closets and full ensuites, plus a cozy den/office space—ideal for working from home or guests. Other perks include: double attached garage (insulated & drywalled), private yard for summer BBQs, central A/C, and steps to visitor parking. Walk to grocery stores, banks, restaurants & more. Easy access to Anthony Henday. A smart buy for living or renting!

Built in 2008

### Essential Information

MLS® #	E4457358
Price	\$309,990
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,191



Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	41 5604 199 St
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2Z9

### Amenities

Amenities	Air Conditioner, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 11th, 2025
-------------	----------------------

Days on Market	2
Zoning	Zone 58
Condo Fee	\$320

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 September 13th, 2025 at 9:02am MDT