

# **\$319,900 - 54 460 Hemingway Road, Edmonton**

MLS® #E4449421

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Enjoy over 1,200 square feet of comfortable living in this beautifully maintained 3-bedroom, 2.5-bath home. The spacious double attached garage offers ample parking & storage, while central air conditioning ensures year-round comfort. Inside, stunning hardwood & tile flooring on the main level adds elegance and durability to your living spaces. The kitchen features sleek quartz countertops, a stylish mosaic tile backsplash, island & an inviting eat-in area accented by a stunning crystal light fixture. The thoughtfully designed layout balances functionality & comfort, making it perfect for family living or hosting guests. Step outside to a sunny backyard-relax on your deck which is ideal for afternoon relaxation & entertaining. Convenient visitor parking is located just around the corner, & access to transit is only steps from the complex, making commuting a breeze. Located close to schools, shopping and public transportation. Bright, inviting, and ready to welcome you home!!!

Built in 2012

## **Essential Information**

MLS® # E4449421

Price \$319,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	54 460 Hemingway Road
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0M5

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Kim Hung School
Middle	Kim Hung School
High	Jasper Place School

### Additional Information

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 58
HOA Fees	187.88
HOA Fees Freq.	Annually
Condo Fee	\$244

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 July 31st, 2025 at 8:02am MDT