

## **\$292,900 - 103 465 Hemingway Road, Edmonton**

MLS® #E4443762

**\$292,900**

2 Bedroom, 2.50 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

This 2 Storey home is ideal for those who prefer 2 large primary bedrooms instead of 3 smaller ones - the same square footage, but larger bedrooms. 2.5 baths. Bright open concept living space. Front door opens tree-lined path. Fenced front yard. Front porch has gas hookup & space for patio set. Main has bright kitchen w/eat up bar & ample counter space. Open concept dining area & living rm. 2 piece bath on main floor. Both primary bedrooms have walk-in closets, 1 bedroom has it's own ensuite. Bottom floor/basement has storage space, laundry, & access to drywalled/insulated oversized garage. Close to Winterburn Costco, new rec centre in Secord (opens 2026), River Cree Convention Ctr, incoming LRT station & schools. Low condo fees \$276/mo. Taxes \$2,540/yr. Garage is 1.5 car wide, ideal for SUV. The garage has a nice work-bench area at the side, which could also be used for bike storage/motorcycle parking. A lovely bonus of this home is the large storage room behind the garage, which is unique to this home.

Built in 2009

### **Essential Information**

MLS® # E4443762

Price \$292,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,012
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	103 465 Hemingway Road
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J7

### Amenities

Amenities	Parking-Visitor, Natural Gas BBQ Hookup
Parking	Single Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed June 22nd, 2025  
Days on Market 66  
Zoning Zone 58  
Condo Fee \$276

103, 465 Hemingway Rd NW

- 2 BEDROOMS/2.5 BATHS
- 2 STOREY TOWNHOME
- BRIGHT OPEN CONCEPT
- FENCED FRONT YARD
- BBQ GAS HOOKUP
- PLENTY OF COUNTER SPACE IN KITCHEN
- 2 PRIMARY BEDROOMS WITH WALK-IN CLOSETS
- WALKING DISTANCE TO SCHOOLS AND PARKS. EXCELLENT FOR FAMILIES WITH CHILDREN
- UNIT IS TENANT OCCUPIED. 24 HRS NOTICE NOT REQUIRED AS TENANT IS ACTIVELY LOOKING FOR ANOTHER HOME
- POSSESSION IS FLEXIBLE
- GARAGE WAS ORIGINALLY A 2-CAR "TANDEM" STYLE (2 VEHICLES DEEP) GARAGE, BUT THE SELLER CONVERTED IT TO A 1.5 WIDE GARAGE WITH STORAGE BEHIND THE FIRST STALL INSTEAD: MUCH MORE FUNCTIONAL THAT WAY. THIS CAN BE CHANGED AT ANY TIME BY REMOVING THE DRY-WALL (CONDO BOARD APPROVAL NOT REQUIRED, SINCE THAT IS OWNER PROPERTY).
- LOT SIZE 164 SQ M / 1765 SQ FT
- TAXES WERE \$2,314.53 IN 2024



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