

## \$314,900 - 120 5604 199 Street, Edmonton

MLS® #E4437228

**\$314,900**

2 Bedroom, 2.50 Bathroom, 1,124 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to Mosaic Parkland! This stylish and well-maintained townhouse offers the perfect blend of comfort, convenience, and value. Featuring 2 spacious primary bedrooms, each with its own ensuite and walk-in closet, this layout is ideal for young professionals, roommates, or small families. The open-concept main floor boasts a bright living room, dining area, and a modern kitchen with ample cabinetry and island seating—perfect for entertaining. Enjoy the private front patio, ideal for summer BBQs or morning coffee. The double attached garage offers convenience and extra storage. Located just steps from parks, walking trails, and public transit, and minutes from schools, shopping, and major commuter routes. Pet-friendly and low-maintenance living with reasonable condo fees in a beautifully landscaped complex. A perfect place to call home or a smart investment opportunity!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437228  |
| Price      | \$314,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,124             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 120 5604 199 Street |
| Area        | Edmonton            |
| Subdivision | The Hamptons        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 2Z9             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Patio            |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 58        |
| Condo Fee      | \$320          |

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Listing information last updated on May 27th, 2025 at 10:47pm MDT