



**Edmonton**      **58**      **Hamptons, The**      **LP:**      **\$179,000**  
 #122 5350 199 ST NW NW      **SP:**      **M**

**ACTIVE**

**Type:** Lowrise Apartment      **Listing ID#:** [E4100686](#)  
**Style:** Single Level Apartment      **Bdrms Above:** 2  
**Year Built:** 2005      **Bdrms Total:** 2  
**Full Baths:** 2      **Basement:** None  
**Half Baths:** 0      **Bsmnt Dev:** No Basement  
**Tot A.G. SqFt:** 862.73      **Tot A.G. SqM:** 80.15

BRAND NEW floors, and FRESHLY painted, BEST PRICED UNIT IN THE BUILDING. This open concept, 2 bedroom and 2 FULL bathroom home comes with a SPOTLESS white kitchen that has TONS of counter space and a HUGE island. You will not be short of storage in this unit; with a FULL sized storage room that has BUILT IN SHELIVING and IN- SUITE LAUNDRY. The BRIGHT master bedroom has an OVERSIZED walk through closet (WITH ADDITIONAL STORAGE SPACE) leading to the 4 piece ensuite. The spacious living area contains a BIG window, and patio door to access your private patio for BBQ'ing on those great summer nights. The second GENEROUSLY sized bedroom has MIRROR sliding doors on the double closet. You will find ANOTHER full 4 piece bathroom which is great for when company is visiting, or a potential roommate. With a TITLED PARKING STALL, minutes to endless amenities, and the convenience of ANTHONY HENDAY and WHITEMUD DRIVE close by, this home has major WOW FACTOR!

**Directions:**

**Virtual Tour:**

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt	
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>			
<b>Ensuite Baths:</b>		0	0	1	0	0	<b>Uppr:</b>			
<b>Finish Levels:</b>	1						<b>AbGd:</b>			
<b>Fireplace Y/N:</b>							<b>Lowr:</b>			
<b>Fireplace Type:</b>							<b>BIGd:</b>			
<b>Parking:</b>	Underground							<b>Total A.G.:</b>	80.15	862.73
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/					

<b>Living Room:</b>	<b>Master Bedroom:</b>	M
<b>Dining Room:</b>	<b>Bedroom 2:</b>	M
<b>Kitchen:</b>	<b>Bedroom 3:</b>	
<b>Family Room:</b>	<b>Bedroom 4:</b>	
<b>Den:</b>		
<b>Bonus Room:</b>		

**Flooring:** Carpet, Linoleum      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Hot Water  
**Roof:** Asphalt Shingles      **Heat Source:** Natural Gas  
**Exterior:** Vinyl      **Features:** Laundry-In-Suite, Parking-Plug-Ins, Storage-In-Suite  
**Site Influences:** Golf Nearby, Schools, Shopping Nearby

**Goods Included:** Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** <http://bessienichols.epsb>      **Jr. High School:** <http://kimhung.epsb.ca>      **Sr High School:** <http://jasperplace.epsb.ca>

<b>Condo Name:</b> Park Place Hamptons	<b>Condo Fee Incld:</b> Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer
<b>Condo Fee:</b> \$307.43 <b>HOA Fee:</b>	
<b>Floor Location:</b> Ground <b>Floor Number:</b> 1	
<b>Balcony/Terrace:</b> Yes <b>Unit Exposure:</b> N	<b>HOA Fee Incl:</b>

**Total Lot M2:** 77.50      **Lot Shape:**      **Lot Dimen:**  
**Frontage:**      **Depth:**      **Zoning:**  
**Conform:**      **Conform Yr:**      **Front Expos:** North  
**Taxes:** \$1,493.26 2017      **Local Improve:**