

## \$315,000 - 56 460 Hemingway Road, Edmonton

MLS® #E4454474

**\$315,000**

2 Bedroom, 2.50 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to the Hamptons! This immaculate 2 storey townhome blends style and comfort in a family-friendly community surrounded by parks, trails and schools. Offering 2 bedrooms and 2.5 baths, it greets you with a private fenced garden and great curb appeal. Tucked away from main roads, the front yard is a quiet spot for morning coffee. Inside, large windows fill the home with natural light, highlighting hardwood floors, fresh paint, central AIR CONDITIONING and Hunter Douglas window coverings. The kitchen features quartz counters, tiled backsplash, pantry, island seating and stainless steel appliances including a newer fridge and dishwasher, with access to a low-maintenance balcony. Upstairs are two spacious primary suites, each with its own ensuite and walk-in closet. The lower level offers laundry, storage and direct access to the DOUBLE ATTACHED GARAGE. With shopping, dining and transit nearby plus quick routes to Anthony Henday, Whitemud, Hwy 16 and QE2, this home is available for quick possession!

Built in 2012

### Essential Information

MLS® # E4454474

Price \$315,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56 460 Hemingway Road |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0M5               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                 |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 14                |
| 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 September 5th, 2025 at 6:17am MDT