



**112, 5340 199 Street  
Edmonton, Alberta**

**MLS # A2293420**



**\$184,900**

<b>Division:</b>	The Hamptons		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Enclosed, Owned, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	58
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Furniture is negotiable.

In a prime West Edmonton location, this 2 bedroom / 2 bathroom 870 square foot home comes with not one, but TWO TITLED parking stalls! One underground and HEATED for our cold Alberta Winters, and one above ground to either use yourself, rent out to another resident, or even sell. With IN SUITE LAUNDRY and an extra large in suite storage room (that could even be used as a small office), this condo in Park Place Hamptons is the perfect match of convenience and affordability. The primary suite has a generous walk through closet leading to its very own 4 piece en suite. A bright, open floor plan is great for relaxing/entertaining guests inside, as well as outside with its patio - also convenient for pet owners. No taking the elevator/stairs to take your pet out, plus an exterior entrance/exit right next to the suite. This popular West End neighbourhood of The Hamptons is highly desirable with its own conveniences, as well as the rest of the city at your doorstep with immediate access to the Anthony Henday.