



## Edmonton Alberta

\$265,000

Welcome home to Hampton Village in this expansive 2 bedroom PLUS DEN & 1 bath condo WALKING DISTANCE to University of Alberta Campus. You will love the bright/open (freshly painted fall 2025) floor plan featuring a bright white kitchen with newer dishwasher & stove (last 5 years)! Generously sized primary suite with large walk-through closet & a 4 piece bathroom is a nice oasis after a busy day. A second bedroom is perfect for a roommate or guests! An additional full den overlooking the quaint front patio & tree lined street. IN-SUITE LAUNDRY - a rare find! SPRAWLING brick patio facing mature trees! Easy access to TWO underground heated parking stalls & assigned storage! Prime location within walking distance to University of Alberta Hospital & Campus, HMART & Safeway, Starbucks, Tim Hortons & all the shopping that Whyte Ave has to offer. Convenience at its finest- Only a 10 MINUTE WALK to TWO LRT stations - beat downtown vehicle traffic! \*\*CONDO FEES OF \$803.48 INCLUDE heat & water\*\* Welcome home! (id:6769)

Living room 3.97 m x Measurements not available    Den 3.04 m X 2.92 m  
 Dining room 2.73 m x Measurements not available    Primary Bedroom 3.39 m X 4.12 m  
 Kitchen 3.44 m X 2.71 m    Bedroom 2 2.65 m X 4.12 m

Listing Presented By:



Originally Listed by:  
 RE/MAX River City

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**RE/MAX ELITE**

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Phone: 780-406-4000  
 Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)