

## **\$399,000 - 9 3103 Hilton Drive, Edmonton**

MLS® #E4436306

**\$399,000**

3 Bedroom, 3.50 Bathroom, 1,349 sqft  
Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Experience low-maintenance living in this impeccably finished 3-bed, 3.5-bath half duplex located in the desirable community of The Hamptons. The open-concept main floor features kitchen w/granite countertops, upgraded cabinetry, SS appliances, & large island w/eating bar. The adjoining dining area opens onto deck w/gas BBQ hookup, ideal for outdoor gatherings. Relax in the inviting living room designed for comfort & style. Upstairs, you'll find three generously sized bedrooms, incl a spacious primary complete w/3-pc ensuite & walk-in closet. A convenient second-floor laundry rm adds to the home's functionality. Fully finished basement offers large family rm, additional full bath, & ample storage space. Additional features incl central A/C, modern finishes, & a thoughtfully designed layout. Enjoy low condo fees that cover landscaping & snow removal. Located minutes from schools, shopping, amenities, & major commuter routes, this move-in-ready home offers the perfect blend of comfort, style, & convenience.

Built in 2013

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4436306  |
| Price  | \$399,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,349             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9 3103 Hilton Drive |
| Area        | Edmonton            |
| Subdivision | The Hamptons        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0R3             |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Deck, Vinyl Windows |
| Parking Spaces | 4                                    |
| 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 |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | Bessie Nichols, Good Shep   |
| Middle     | Bessie Nichols, HE Beriault |
| High       | JP, St Oscar Romero         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 58        |
| Condo Fee      | \$276          |

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Listing information last updated on June 17th, 2025 at 4:32am MDT