

## **\$377,000 - 17 3103 Hilton Drive, Edmonton**

MLS® #E4464374

**\$377,000**

3 Bedroom, 3.50 Bathroom, 1,300 sqft  
Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Turn-key, freshly painted & lovingly maintained, this 3 bed, 3.5 bath townhouse blends style & everyday function. Bright U-shaped kitchen impresses w/ timeless white shaker cabinetry, mosaic tile backsplash, sleek under-cabinet lighting, & stainless appliances. Durable dark countertops & peninsula w/ eating bar make cooking & visiting effortless. Wide-plank floors carry into the dining area where large windows & patio doors invite natural light & open to the deck for easy indoor-outdoor living. Sunny living rm has space for everything you need. Chic 2 pc bath completes the main flr. Upstairs, find three generous bedrms & an updated 3-pc bath. The king-sized primary suite is a true retreat flooded w/ light, offering a cozy window bench, WIC & private ensuite w/ glass shower, extended vanity, & bright neutral finishes. The finished basement adds flexible living w/ zones for media, play, hobbies, or a home gym, plus built-in niches for storage. An add'l 3-pc bath ft modern vanity & glass walk-in shower. Bright, balanced, move-in ready!

Built in 2013

### **Essential Information**

MLS® # E4464374

Price \$377,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,300             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 17 3103 Hilton Drive |
| Area        | Edmonton             |
| Subdivision | The Hamptons         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0R3              |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                              |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl                                                                                                               |
| Exterior Features | Cross Fenced, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, |

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 58            |
| Condo Fee      | \$293              |

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Listing information last updated on November 2nd, 2025 at 11:32pm MST