

## \$259,000 - 449 1520 Hammond Gate Gate, Edmonton

MLS® #E4440063

**\$259,000**

2 Bedroom, 2.00 Bathroom, 1,144 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Spacious TOP FLOOR unit offering 1144sq ft with a fantastic layout! This 2 bed + DEN condo features VAULTED ceilings, a large patio, and thick underlay for added comfort. The massive primary bedroom includes an oversized walk-in closet and a private ensuite. The second bedroom and den are also generously sized. Enjoy a modern kitchen with tons of cupboard and counter space, stainless steel appliances, and extra storage. Comes with a TANDEM UNDERGROUND PARKING STALLS AND IN SUITE LAUNDRY Ideally located near the Anthony Henday, schools, parks, and all major amenities—this one checks all the boxes!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440063          |
| Price          | \$259,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,144             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 449 1520 Hammond Gate Gate |
| Area        | Edmonton                   |
| Subdivision | The Hamptons               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0J4                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | Tandem, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Water  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 39             |
| Zoning         | Zone 58        |
| Condo Fee      | \$665          |

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Listing information last updated on July 9th, 2025 at 1:02pm MDT