

## \$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	35
Zoning	Zone 58
Condo Fee	\$665

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