

Courtesy Of Sean Bourgeault Of RE/MAX River City

## \$229,999 - 434 1520 Hammond Gate, Edmonton

MLS® #E4427574

**\$229,999**

2 Bedroom, 2.00 Bathroom, 887 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Experience elevated living in this stunning top-floor 2-bedroom, 2-bathroom condo! Designed for both style and comfort, this home boasts vaulted ceilings and large windows, filling the space with natural light. Step onto your expansive balcony and take in breathtaking courtyard views—perfect for morning coffee or unwinding at sunset. The modern kitchen features sleek stainless steel appliances, elegant countertops, and plenty of cabinet space for effortless organization. A huge storage area provides ample room for all your essentials, keeping your living space clutter-free. Enjoy the convenience of heated underground parking, ensuring your vehicle stays warm and secure year-round. Ideally located just minutes from the Anthony Henday, with scenic walking paths nearby, this condo offers the perfect balance of urban accessibility and outdoor charm. Don't miss out on this incredible opportunity!

Built in 2008

### Essential Information

MLS® #	E4427574
Price	\$229,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	887
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	434 1520 Hammond Gate
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J4

### **Amenities**

Amenities	Detectors Smoke, Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 26th, 2025

Days on Market 9

Zoning Zone 58

Condo Fee \$488

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 6:47am MDT