

## \$249,900 - 208 1520 Hammond Gate, Edmonton

MLS® #E4449341

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Bright & Spacious Corner Unit in The Hamptons – 2 Bed, 2 Bath, 2 Parking! Beautifully refreshed unit in the desirable community of The Hamptons. This move-in ready home features brand new carpet, fresh paint throughout, and a bright open-concept layout filled with natural light. The well-designed floor plan offers a spacious living area, a functional kitchen with plenty of cabinetry, and a split-bedroom layout for optimal privacy. The primary suite includes a walk-through closet and private ensuite. Enjoy the added convenience of two parking spaces – one titled underground stall and one surface stall – along with in-suite laundry and a very large balcony. Located in a quiet, well-managed building close to trails, schools, shopping, and with easy access to the Henday and Whitemud, this unit is perfect for first-time buyers, downsizers, or investors.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449341  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,047     |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 208 1520 Hammond Gate |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0J4               |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Storage-In-Suite |
| Parking Spaces | 2                                                                                                            |
| Parking        | Stall, Underground                                                                                           |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop 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, Stone, Vinyl       |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stone, Vinyl       |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 58         |
| Condo Fee      | \$604           |

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Listing information last updated on August 9th, 2025 at 9:47pm MDT