

## \$249,900 - 145 1520 Hammond Gate, Edmonton

MLS® #E4444741

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to the desired community of the South Hamptons. This 1037 SQFT 2 BED 2 BATH main floor unit is conveniently located right off of the front door with ground floor accessibility. Highlights of this immaculate open concept unit include a massive laundry/storage room, extremely spacious master bedroom with 4 piece ensuite and walk-in closet/den, generously sized secondary bedroom and additional 4 piece bath, patio doors that lead to your nicely sized private balcony, in-floor heating, new fridge & stove. This unit includes 1 titled underground tandem stall for 2 vehicle parking. Perks of the building include a social room, community garden, onsite property management, in-floor heating, heat & water included in condo fee. Close to all amenities and with super easy access to shopping and the Anthony Henday.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444741  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,037     |
| Acres          | 0.00      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 145 1520 Hammond Gate |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0J4               |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Parking-Visitor, Social Rooms |
| Parking   | Tandem, Underground           |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 58         |

Condo Fee                \$615

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 July 3rd, 2025 at 7:32pm MDT