

## \$249,000 - 449 1520 Hammond Gate, Edmonton

MLS® #E4453908

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,218 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this fully renovated, like-new top-floor corner unit in the desirable Hamptons, offering 1,144 sq. ft. of open-concept living with vaulted ceilings, great privacy, and natural light. This spacious condo features 2 large BR plus a den, including a massive primary suite with oversized W/I closet and private 4-pc ensuite. The second bedroom and den are generously sized, perfect for family, guests, or a home office. The modern kitchen offers ample cupboard and counter space, S/S appliances, and flows into a bright living area with access to a large private balcony. Additional highlights include thick underlay for comfort, I/S laundry with storage, and a rare 2 cars heated tandem underground parking stall. The building has been updated with new flooring, fresh paint, and wide hallways, supported by a strong reserve fund. Ideally located near schools, parks, shopping, transit, and quick access to the Anthony Henday, this home offers the perfect mix of comfort, privacy, and convenience.

Built in 2008

### Essential Information

MLS® # E4453908

Price \$249,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,218                  |
| 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 |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0J4               |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Parking-Visitor |
| Parking   | Heated, 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           | 4                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | None, No Basement                                                                                  |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Fenced, Gated Community, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 58           |
| Condo Fee      | \$665             |

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Listing information last updated on August 21st, 2025 at 1:02am MDT