

## \$259,000 - 230 1520 Hammond Gate, Edmonton

MLS® #E4449478

**\$259,000**

2 Bedroom, 2.00 Bathroom, 1,534 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Discover this stunning 2-bedroom plus den, 2-bathroom condo, thoughtfully designed for both comfort and style. Located on the second floor, this bright and airy home features brand-new countertops, sleek stainless steel appliances, new kitchen flooring, and air conditioning—bringing modern convenience and year-round comfort to your everyday living. The open-concept layout is bathed in natural light from large windows, creating a warm and welcoming atmosphere. The versatile den offers the perfect space for a home office, guest room, or reading nook—tailored to suit your lifestyle. Step outside onto the spacious balcony that overlooks a peaceful courtyard—ideal for relaxing or entertaining guests. You'll also appreciate the oversized storage space, providing plenty of room for all your essentials.

Additional perks include two parking stalls, one underground and one above ground, offering comfort and security for you and your guests year-round. Conveniently located just minutes from the Anthony Henday.

Built in 2008

### Essential Information

MLS® # E4449478

Price \$259,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,534                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 230 1520 Hammond Gate |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0J4               |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite |
| Parking Spaces | 2                                                                                                  |
| Parking        | Stall, Underground                                                                                 |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 58         |
| Condo Fee      | \$867           |

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Listing information last updated on August 2nd, 2025 at 8:47pm MDT