

## \$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	7
Zoning	Zone 58

Condo Fee                \$615

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