# \$299,500 - 435 1520 Hammond Gate, Edmonton

MLS® #E4461475

### \$299,500

2 Bedroom, 2.00 Bathroom, 1,432 sqft Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

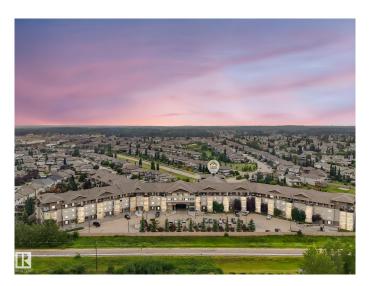
Welcome to this stunning top-floor, end-unit condo featuring 15-foot ceilings and a rare two-level loft layout! This beautifully upgraded home offers 2 spacious bedrooms, 2 full bathrooms, and a renovated kitchen with upgraded appliances, a breakfast bar, and plenty of cupboard space. The bright and airy open-concept living and dining area flows seamlessly onto a private balcony with an impressive view. Upstairs, you'll find a loft-style family room overlooking the main level â€" a rare find that adds extra living space and modern flair. Enjoy the comfort of 2 titled underground parking stalls, plus bonus income with one stall currently rented at \$120/month. With ample visitor parking and an executive-style layout, this home is truly one of a kind. Don't miss your chance to own this gorgeous, spacious, and unique condoâ€"perfect for professionals, small families, or investors.



#### **Essential Information**

MLS® # E4461475 Price \$299,500

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,432 Acres 0.00 Year Built 2008

Type Condo / Townhouse
Sub-Type Lowrise Apartment
Style Multi Level Apartment

Status Active

# **Community Information**

Address 435 1520 Hammond Gate

Area Edmonton

Subdivision The Hamptons

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0J4

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke, No Animal Home,

Parking-Visitor, Security Door

Parking Underground

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating In Floor Heat System, Natural Gas

# of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone

Exterior Features Creek, Gated Community, Golf Nearby, Landscaped, Picnic Area,

Shopping Nearby, View City

Roof Asphalt Shingles

Construction Wood, Stone

Foundation Concrete Perimeter

## **School Information**

Elementary Bessie Nichols School

Middle Jasper Place School

#### **Additional Information**

Date Listed October 9th, 2025

Days on Market 22

Zoning Zone 58

Condo Fee \$816

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