

## \$315,000 - 435 1520 Hammond Gate Gate, Edmonton

MLS® #E4448954

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

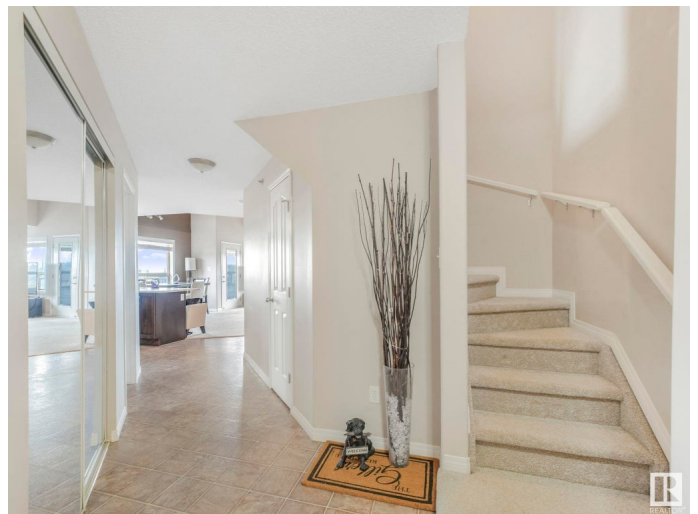
The Hamptons, Edmonton, AB

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 – 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 condo – perfect for professionals, small families, or investors!

Built in 2008

### Essential Information

MLS® #	E4448954
Price	\$315,000
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 Gate
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J4

### Amenities

Amenities	No Animal Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, See Remarks
Parking Spaces	2
Parking	Underground
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, 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	July 21st, 2025
Days on Market	1
Zoning	Zone 58
Condo Fee	\$816

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