

## \$315,000 - 435 1520 Hammond 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 |
| 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 | 19              |
| Zoning         | Zone 58         |
| Condo Fee      | \$816           |

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Listing information last updated on August 9th, 2025 at 3:47am MDT