

## \$229,900 - 240 1520 Hammond Gate, Edmonton

MLS® #E4435641

**\$229,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

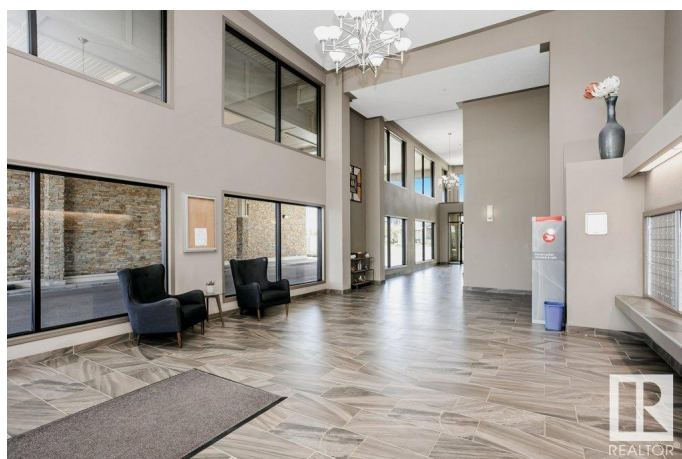
The Hamptons, Edmonton, AB

Best in VALUE and CLASS...includes TANDEM UNDERGROUND PARKING! Great value in this well-kept 2 bed, 2 bath condo in the west end - The Hamptons. With nearly 870 sq ft, this unit features a functional kitchen with espresso cabinets, stainless appliances, and a centre island. The primary bedroom includes a walk-through closet and 4-piece ensuite. A second full bath, in-suite laundry/storage, and IN-FLOOR HEATING add to the comfort. Enjoy sunsets from the West/NW-facing balcony and host gatherings in the social room. BONUS: titled underground TANDEM PARKING for two vehicles. Best of all, it's the lowest-priced unit in the building, LISTED \$45,000 BELOW NEXT COMPARABLE IN THE BUILDING. Conveniently located near schools, shopping, transit, and the Anthony Henday.

Built in 2008

### Essential Information

MLS® #	E4435641
Price	\$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	240 1520 Hammond Gate
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 4J4

### Amenities

Amenities	No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	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, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Bessie Nichols
------------	----------------

Middle	Bessie Nichols
High	Jasper Place

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	9
Zoning	Zone 58
Condo Fee	\$507

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2025 at 8:02pm MDT