

## \$249,900 - 445 1520 Hammond Gate Gate, Edmonton

MLS® #E4452477

**\$249,900**

3 Bedroom, 2.00 Bathroom, 1,384 sqft  
Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

WOW. SELLER WILL PAY CONDO FEES FOR 6 MONTHS! Top-Floor Luxury Living in Park Place Hamptons. Enjoy the best of condo convenience in this spacious 1,385 sq. ft. top-floor unit. Amazing 3 bedrooms plus a den, there's plenty of room for family, guests, or a home office. The kitchen boasts maple cabinetry paired with sleek stainless steel appliances. The generous primary suite includes a walk-around closet and a private 4-piece ensuite. You'll also appreciate the oversized in-suite laundry and storage room, along with a 100 sq. ft. balcony for your morning coffee or evening unwind. Your vehicle will stay warm and secure in the heated underground with 2 tandem stall. Ideally located close to schools, parks, shopping, and transit, this home offers both comfort and convenience. Call this home today.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452477  |
| Price          | \$249,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,384     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 445 1520 Hammond Gate Gate |
| Area        | Edmonton                   |
| Subdivision | The Hamptons               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0J4                    |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Deck, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Heated, Underground                                                     |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, 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 | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 65                |
| Zoning         | Zone 58           |
| Condo Fee      | \$786             |

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 October 15th, 2025 at 4:48pm MDT