

\$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	34
Zoning	Zone 58
Condo Fee	\$816

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