

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

MLS® #E4435641

**\$229,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

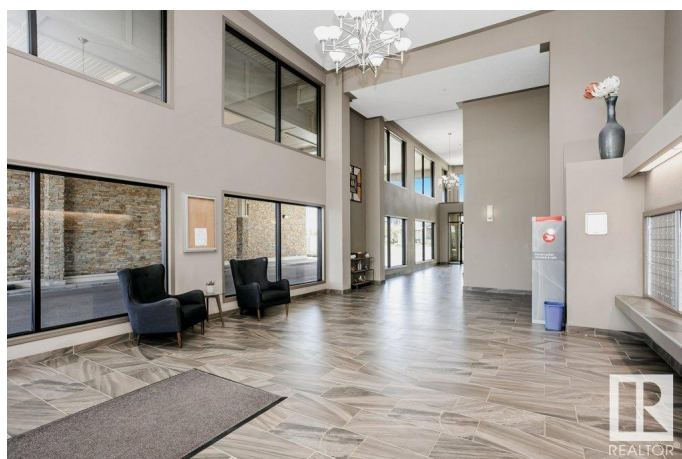
The Hamptons, Edmonton, AB

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 0J4               |

### 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 | 15            |
| 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 24th, 2025 at 9:17pm MDT