

## \$259,900 - 445 1520 Hammond Gate Gate, Edmonton

MLS® #E4452477

**\$259,900**

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	\$259,900
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	26
Zoning	Zone 58
Condo Fee	\$786

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Listing information last updated on September 6th, 2025 at 8:47pm MDT