

## \$489,000 - 1912 Hammond Place, Edmonton

MLS® #E4454669

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,483 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Weâ€™re thrilled to offer a fantastic chance to own a beautiful home in the highly desirable Hamptons community! This charming two-story residence is perfectly situated in a peaceful cul-de-sac, creating an ideal environment for families seeking privacy and comfort. The main floor features a convenient two-piece bathroom, while the upper level showcases two spacious bedrooms, a lovely four-piece bathroom, and a standout primary suite complete with a private ensuite. Enjoy the benefits of air conditioning, stylish new vinyl floors, and a nearly new stove and hood in the kitchen. Additional highlights include an attached double garage, a customizable basement, and a wonderful west-facing backyard, perfect for enjoying outdoor fun! Best of all, this remarkable home is just 13 minutes from West Edmonton Mall and 10 minutes from the upcoming Lewis Farms Recreation Centre, ensuring easy access to schools and all the amenities you need. Donâ€™t let this incredible opportunity slip away!

Built in 2010

### Essential Information

MLS® # E4454669

Price \$489,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,483                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1912 Hammond Place |
| Area        | Edmonton           |
| Subdivision | The Hamptons       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6M 0K3            |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Storage Cage |
| Parking   | Double Garage Attached, Front Drive Access                                                                                   |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, See Remarks, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Glass Door                                                                                                                            |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Vinyl                                |
| Exterior Features | Cul-De-Sac, Public Transportation, Schools |
| Lot Description   | Perimeter is 89.93 mtrs                    |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Vinyl                                |
| Foundation        | Concrete Perimeter                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 58           |

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Listing information last updated on September 7th, 2025 at 2:02am MDT