

## \$199,700 - 212 1520 Hammond Gate Gate, Edmonton

MLS® #E4441675

**\$199,700**

2 Bedroom, 1.00 Bathroom, 917 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to the sought after community of The South Hamptons! This 2nd floor condo is conveniently located near the elevators. Very Spacious & IMMACULATE open concept unit offers 2 bedrooms and 1 full bath. Big Laundry/Storage area! Primary bedroom easily fit for a king size bed. Second bedroom again with tons of space offers a huge walk-in closet. Terrific kitchen design with sit up bar dividing the kitchen from the living/dining area. Patio door opens to the secluded balcony covered by trees. Titled underground parking is secure and heated for the winter, lots of visitor parking available. Close to all amenities, West Edmonton Mall and with easy access to the Anthony Henday / Whitemud Drive. You will love the location, the privacy, the accessibility and the security of this amazing unit!!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441675  |
| Price          | \$199,700 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 917       |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 212 1520 Hammond Gate Gate |
| Area        | Edmonton                   |
| Subdivision | The Hamptons               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0J4                    |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Recreation Room/Centre |
| Parking   | Heated, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | In Floor Heat System, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Recreation Use, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 58         |

Condo Fee                \$524

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Listing information last updated on June 19th, 2025 at 11:32pm MDT