

## \$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	6
Zoning	Zone 58

Condo Fee                    \$524

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 June 16th, 2025 at 11:32pm MDT