

## \$199,900 - 324 1520 Hammond Gate, Edmonton

MLS® #E4426879

**\$199,900**

2 Bedroom, 2.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

BACK AVAILABLE... Affordable & Smart Investment in The Hamptons! Perfect for first-time buyers or savvy investors, this 2 bed, 2 full bath apartment condo offers exceptional value in one of Edmonton's top locations. Enjoy the open-concept kitchen with stainless steel appliances and an easy-to-clean tile backsplash, flowing into a bright living area with large windows and a downtown-facing balcony. The spacious primary bedroom features a walk-in closet and 4-piece ensuite, while the second bedroom is perfect for guests, roommates, or a home office. In-suite laundry with extra storage adds convenience. This well-maintained building includes secure entry, an elevator, and visitor parking. Plus, you get a titled heated underground stall close to the elevator. Steps from groceries, banks, schools, transit, and more—this is a fantastic home or rental opportunity. Don't miss out!

Built in 2008

### Essential Information

MLS® #	E4426879
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	893



Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	324 1520 Hammond Gate
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J4

### **Amenities**

Amenities	See Remarks
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	28
Zoning	Zone 58
Condo Fee	\$488

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