

## \$250,000 - 344 1520 Hammond Gate Gate, Edmonton

MLS® #E4459586

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

The Hamptons, Edmonton, AB

WEST EDMONTON - 2 Bed + Den | Freshly Updated | Underground Parking Welcome to unit 344 in Park Place South Hamptons—a rare 2 bed + den, 2 bath third-floor unit with modern updates and unique charm. Recently refreshed with new paint and carpet, this spacious nearly 1,100 sqft home feels like new. The open-concept layout offers a large kitchen with eat-up bar, a bright living space, and bedrooms on opposite sides for added privacy, each with a full bath. Enjoy a balcony-style glass view facing the front of the building—with no actual balcony, creating a quiet, secure, and energy-efficient bonus. Includes in-suite laundry, one titled underground heated parking stall, and is pet-friendly! Located in the sought-after Hamptons with easy access to the Henday, shopping, schools, and trails. Low-maintenance, move-in-ready, and priced to move—this is the perfect first home or rental investment! (some photos digitally staged or modified)

Built in 2008

### Essential Information

MLS® # E4459586

Price \$250,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	344 1520 Hammond Gate Gate
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T9M 0J4

### **Amenities**

Amenities	Parking-Visitor, Secured Parking, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Wood
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025  
Days on Market                11  
Zoning                              Zone 58  
Condo Fee                        \$604

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