

Courtesy Of David Demian Of RE/MAX Real Estate

## \$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                26  
Zoning                              Zone 58  
Condo Fee                        \$604

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