

## \$499,800 - 1785 Hammond Crescent, Edmonton

MLS® #E4455171

**\$499,800**

3 Bedroom, 2.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Great value for a family home in The Hamptons! Find a vaulted foyer with plenty of natural light upon entry. Hardwood floors throughout the main level. Open concept living room with gas fireplace, dining nook and kitchen. Great place to cook and congregate with large island, stainless steel appliances and ample cabinetry! Upstairs find a large, sunny bonus room. Primary bedroom with walk-in closet and 4pc ensuite. 2 more bedrooms plus an additional 4pc bathroom complete this level. Basement awaits your touch with 2 windows and bathroom rough-ins! Huge backyard with spacious, full width deck too. Additional features include: newer windows (2022), newer hot water tank (2023), dishwasher (2024), washer (2024), and full radon mitigation installed. Immediate proximity to Anthony Henday. Nearby bus stop to Lewis Farms and WEM. Schools, grocery store, exercise, restaurants, medical, retail, etc all within the immediate area. Quick possession available!

Built in 2009

### Essential Information

MLS® # E4455171

Price \$499,800

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,630                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1785 Hammond Crescent |
| Area        | Edmonton              |
| Subdivision | The Hamptons          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 0K3               |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached                   |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Mantel                                                                                                    |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | BessieNichols/GoodShepherd |
| Middle     | KimHung/HEBeriault         |
| High       | JasperPlace/StOscarRomero  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 58           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Annually          |

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 September 26th, 2025 at 4:02am MDT