

## **\$475,000 - 13 1407 Glastonbury Boulevard, Edmonton**

MLS® #E4447750

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,429 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Perfect west Edmonton location, private cul-de-sac, walking distance to grocery, pharmacy, restaurants, banks. This home comes with 9' & vaulted ceilings, bright bay windows, back deck, central vac, A/C, smart home security, insulated & drywalled double attached garage. Access the spacious foyer with bench seating from the garage or main entrance patio. Front 2nd bedroom (office/den) with built in shelving & custom Murphy Bed. Spacious primary bedroom has walk-in closet, 4 pc ensuite with corner soaker tub & oversized stand-up shower with bench. Enjoy luxury stone counter tops, sit-up kitchen island, corner pantry & gas stove, open concept kitchen, dining & living area, & main floor laundry. Full basement unfinished, window for future bdrm & bathrm plumbing roughed in. Walking/biking trails outside your door provide access to local parks & lakes, all maintained by the HOA, HOA fee included in condo fees. Some large art, exercise equipment & deep freeze in garage is negotiable to buyers.

Built in 2010

### **Essential Information**

MLS® # E4447750

Price \$475,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,429
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	13 1407 Glastonbury Boulevard
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3W3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Wall Unit-Built-In, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Satellite TV Dish, Stove-Gas, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel, Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	7
Zoning	Zone 58
HOA Fees	157
HOA Fees Freq.	Annually
Condo Fee	\$440

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