

## \$269,900 - 403 1589 Glastonbury Boulevard, Edmonton

MLS® #E4444770

**\$269,900**

2 Bedroom, 1.50 Bathroom, 997 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Exquisite luxury living in West Edmonton! This TOP FLOOR east-facing unit offers 9'™ ceilings, bright, open-concept living with large windows, plush carpet, and morning sun.

Featuring 2 bedrooms, 2 bathrooms, plus a den/flex room, this adult condo includes a great kitchen with roll-out drawers, pantry, and stainless steel appliances, full-sized laundry, A/C, and a partially covered balcony. Includes 2 titled heated underground stalls (one with storage cage), plus ample visitor and street parking. Immaculately maintained, the building features a guest suite, fully equipped gym, library/reading area, and elegant mahogany boardroom. Located in sought-after Glastonbury, surrounded by ponds, green space, and walking trails, with quick access to shopping, dining, medical services, transit, Whitemud, Anthony Henday, and the airport. Just walking into the beautiful foyer feels like home. Luxurious lifestyle awaits!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444770  |
| Price      | \$269,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 997                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 403 1589 Glastonbury Boulevard |
| Area        | Edmonton                       |
| Subdivision | Glastonbury                    |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T5T 2V1                        |

### Amenities

|           |                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-Locker Room, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Stall, Underground                                                                                                                                                    |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                             |
| Exterior Features | Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco, Vinyl                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                56  
Zoning                              Zone 58  
Condo Fee                        \$681

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