

## **\$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 | 16              |
| Zoning         | Zone 58         |
| HOA Fees       | 157             |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$440           |

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Listing information last updated on July 31st, 2025 at 3:02pm MDT