

\$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 | 4 |
| Zoning | Zone 58 |
| HOA Fees | 157 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$440 |

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Listing information last updated on July 19th, 2025 at 9:31am MDT