

\$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	9
Zoning	Zone 58
HOA Fees	157
HOA Fees Freq.	Annually
Condo Fee	\$440

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