

# \$284,800 - 409 1589 Glastonbury Boulevard, Edmonton

MLS® #E4424270

**\$284,800**

2 Bedroom, 1.50 Bathroom, 1,042 sqft  
Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to Glastonbury Village, a well-established & meticulously maintained condo in West Edmonton. This TOP-FLOOR unit boasts partial VIEWS OF GUINEVERE PARK from the WEST-EXPOSURE BALCONY! Enjoy nearly 1,050sf of bright living space. The sizeable primary suite features 2 closets & a 4pc ensuite. Open-concept living room, dining area & kitchen w/ cabinetry galore! Plus a flex room can be used as a den or 2nd bedroom by code. Additional unit features incl UNDERGROUND PARKING w/ STORAGE CAGE, in-suite laundry, AC, 9' ceilings, recently refinished balcony/railing, BBQ gas line & a smoke/pet-free unit. This Christenson built 18+ condo boasts amenities such as a guest suite, gym, social room w/ weekly activities & stunning foyer/lobby. Look no further than down the road for grocery stores, restaurants, pharmacies, banks & more! Easy access to Anthony Henday for quick access throughout the City (including short drive to WEM). Transit readily available to Lewis Farms Transit Centre as well! Plus golf nearby!



Built in 2006

## Essential Information

MLS® #	E4424270
Price	\$284,800

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,042
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	409 1589 Glastonbury Boulevard
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2V1

### Amenities

Amenities	Deck, Detectors Smoke, Exercise Room, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Social Rooms, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, 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	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	KimHung/SisterAnnata
Middle	KimHung/SisterAnnata
High	JasperPlace/OscarRomero

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	Zone 58
HOA Fees	183.75
HOA Fees Freq.	Annually
Condo Fee	\$565

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 9:02am MDT