

## \$449,000 - 16 330 Galbraith Close, Edmonton

MLS® #E4425705

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,153 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Rare 55+ Half Duplex Bungalow in Glastonbury – Backing onto Walking Path! Nestled in the desirable Glastonbury neighbourhood, this half-duplex bungalow offers 1,152 sq.ft. of main-floor living. Step inside to soaring vaulted ceilings, a bright and airy living area, and main-floor laundry for ultimate convenience. The spacious primary bedroom features a 3-piece ensuite, while a 4-piece main bath is ideal for guests. The fully finished basement extends your living space with an additional bedroom, 3-piece bathroom, an oversized recreation room, and a large storage/utility area. Some newer appliances and a newer hot water tank. Outback, a large deck awaits for morning coffee or evening relaxation, with serene views backing onto a treed walking path. The double garage provides ample parking and storage. Plus, this one-owner home has been meticulously maintained, never housing pets or smokers. This Move-In ready home is perfect for down-sizers looking for peaceful, low-maintenance living.

Built in 2000

### Essential Information

MLS® # E4425705

Price \$449,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,153             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 16 330 Galbraith Close |
| Area        | Edmonton               |
| Subdivision | Glastonbury            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 6L9                |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Landscaped, No Back Lane, No Through Road, Playground Nearby, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 58          |
| Condo Fee      | \$456            |

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