

# **\$265,000 - 116 1589 Glastonbury Boulevard, Edmonton**

MLS® #E4432363

**\$265,000**

2 Bedroom, 1.50 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

**MAIN FLOOR CONDO IN GLASTONBURY VILLAGE WITH GREAT AMENITIES** This spacious 914 sqft of well-designed living in a convenient main floor location just steps from the lobby. The layout is bright and open with large windows, neutral tones, and a warm, welcoming feel. The kitchen features rich cabinetry, black appliances, and generous counter space, ideal for everyday living or hosting. The primary suite includes double closets and a 4-piece ensuite, while the bedroom/den offers flexibility as a home office or guest space. A separate 2-piece bath is perfect for visitors, with in-suite laundry and extra storage for added convenience. Step outside to your private balcony, and enjoy the ease of underground heated parking year-round. Glastonbury Village is an 18+ building with great amenities including a guest suite, fitness room, social room with weekly activities, and a welcoming lobby with a stunning foyer. All this with quick access to walking paths, groceries, restaurants, and the Anthony Henday.

Built in 2006

## **Essential Information**

MLS® # E4432363

Price \$265,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 915                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 116 1589 Glastonbury Boulevard |
| Area        | Edmonton                       |
| Subdivision | Glastonbury                    |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T5T 2V1                        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Recreation Room/Centre, Social Rooms |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Stall, Underground                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, 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 | Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco, Vinyl                             |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 58          |
| HOA Fees       | 183.75           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$498            |

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Listing information last updated on May 2nd, 2025 at 6:32am MDT