

## \$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	47
Zoning	Zone 58
Condo Fee	\$456

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Listing information last updated on April 30th, 2025 at 10:47am MDT