

# **\$159,900 - 317 2430 Guardian Road, Edmonton**

MLS® #E4444018

**\$159,900**

1 Bedroom, 1.00 Bathroom, 722 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

This conveniently located 721 sq. ft. west end unit is located within easy walking distance to a bus stop, grocery shopping, banks and numerous restaurant's ,great access to the White Mud Freeway or Anthony Henday Drive, Costco, River Cree hotel. Parking stall close to the front door and the unit is only 3 doors away from the elevator, so not miles of hallway to deal with after getting off the elevator , you can even see your parking stall with a plug-in from your bedroom or living room window with a 7 x 14 deck to sit and watch the sunsets or storms . See through kitchen counter makes this a functional open floor plan with counter seating .Master bedroom fits a king size bed nicely with the 4pce bath conveniently located close to the bedroom. Storage room / laundry room combined just off the front entry . It is a great place for a student , a couples first home or retirees who want to downsize and perhaps travel .Heat , water and sewer are included for 285.98 Month.

Built in 2004

## **Essential Information**

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Price \$159,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	722
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	317 2430 Guardian Road
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6X9

### Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Parking-Visitor
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	19
Zoning	Zone 58
HOA Fees	63
HOA Fees Freq.	Annually
Condo Fee	\$286

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