

## \$399,900 - 1233 Gillespie Crescent, Edmonton

MLS® #E4454636

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,365 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Charming 3-Bedroom Home Steps from Guinevere Park! This fully finished 2-story home offers comfort, style, and an unbeatable location. Featuring 3 spacious bedrooms, 2 Full bathrooms & 2 Half bathrooms, a bright super functional floorplan, this home is perfect for families! You'll love the big white kitchen complete with big island, some newer appliances, ample cabinetry, and plenty of counter space. The sun-filled living room boasts a large front-facing window, creating a warm and welcoming atmosphere. Outside, enjoy the large double detached garage, ideal for parking and storage. The backyard offers space for outdoor gatherings or play. Best of all, you're just seconds from Guinevere Park, a nature lover's paradise with forested trails perfect for walks, jogs, or exploring with your dog. This move-in-ready home blends convenience, charm, and lifestyle – don't miss it! Easy walk to Kim Hung K-9 school and Costco anchored strip mall.

Built in 2002

### Essential Information

MLS® #	E4454636
Price	\$399,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,365
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1233 Gillespie Crescent
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6M6

### Amenities

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kim Hung School  
Middle                              Kim Hung School  
High                                Jasper Place High School

**Additional Information**

Date Listed                      August 25th, 2025  
Days on Market                2  
Zoning                              Zone 58  
HOA Fees                        175  
HOA Fees Freq.                Annually

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