

## \$465,000 - 1857 Garnett Way, Edmonton

MLS® #E4448508

**\$465,000**

4 Bedroom, 3.50 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Attention!! invested and first time home buyers .Welcome to the sought-after neighbourhood of Glastonbury. This 2-storey home has fully finished basement which gives you great functionality and space for a big family. This home Features 4 bedrooms, 3.5 bathrooms, and a double attached garage. Step into a bright and open-concept living space, filled with natural light and designed with nice finishes. The kitchen boasts upgraded stainless steel appliances, wood cabinetry, and a spacious dining area, ideal for entertaining. A convenient half bath completes the main floor. The upper level offers a large primary bedroom with a 4-piece ensuite and two other bedrooms. The dining area opens onto a spacious deck—perfect for summer entertaining. The basement is fully finished with one bedroom and a den. Located near schools, shopping, parks and under 15 minutes to WEM and 5 minutes away from Major Highways. Roofing replaced 3 years ago, New Carpet July 2025. Don't miss out this great opportunity!

Built in 2002

### Essential Information

MLS® # E4448508

Price \$465,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,367                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1857 Garnett Way |
| Area        | Edmonton         |
| Subdivision | Glastonbury      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 6R3          |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Patio |
| Parking   | Double Garage Attached                  |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Tile Surround                                                                                                                          |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Public |

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 58         |
| HOA Fees       | 164.03          |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 8:47pm MDT