

\$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

MLS® # E4444018

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 | 18 |
| Zoning | Zone 58 |
| HOA Fees | 63 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$286 |

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Listing information last updated on July 12th, 2025 at 8:47pm MDT