

## \$450,000 - 25 330 Galbraith Close, Edmonton

MLS® #E4443206

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,253 sqft  
Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to a beautifully maintained +55 bungalow in the well-run community of Willow Walk. This bright and spacious home features an open plan, vaulted ceilings, is bathed in natural light & has green space both beside and behind it. The main floor is ideal one-level living featuring a kitchen that has an abundance of storage & counter space, a huge primary bedroom with a walk in closet & full ensuite, a den & easy access to the laundry & garage. The living room leads to a private deck overlooking a peaceful green space/path—perfect for enjoying morning coffee or quiet evenings. The finished basement includes a second bedroom, 3-piece bath and a large family room, great for guests or hobbies. Complete with a double attached garage, ample storage throughout and lots of visitor parking close by. Located in the heart of Glastonbury, close to parks, trails, shopping, transit, and with easy access to the Whitemud and Henday. Comfort, convenience, and community living—perfect for downsizers or snowbirds!

Built in 2001

### Essential Information

MLS® #	E4443206
Price	\$450,000



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,253
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	25 330 Galbraith Close
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6L9

### **Amenities**

Amenities	Deck, Front Porch, Parking-Visitor, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Low Maintenance Landscape,

Park/Reserve, Public Transportation, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	12
Zoning	Zone 58
HOA Fees	183.75
HOA Fees Freq.	Annually
Condo Fee	\$456

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 July 1st, 2025 at 6:47pm MDT