

## \$479,900 - 36 330 Galbraith Close, Edmonton

MLS® #E4453252

**\$479,900**

2 Bedroom, 3.00 Bathroom, 1,140 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Nestled in the serene, well-managed, 55+ community of Willow Walk, this bright & elegant walk-out bungalow offers over 2,000 sq ft of thoughtfully designed living space. Upon entering you'll appreciate the spacious foyer that leads to the front LR, highlighted by a gas FP. The dining room can accommodate a large table for hosting. The kitchen feat a peninsula style island, loads of cabinets, pantry & a center island, all overlooking the rear deck. From the deck, enjoy serene views of walking trails & the tranquil pond, all surrounded by mature trees (+ gas hookup for BBQ). The primary suite feat a 4pc ensuite bath & a large adjacent closet. Just off the main floor laundry room is the convenient 3pc main bath, ideal for guests. The office w/ glass double doors rounds out the main. Central AC (installed 2025). The FF basement feat a 2nd bedroom complete w/ a 3pc ensuite, big Rec room, & a large storage/utility area. DB garage plus driveway for parking, & ample visitor parking just steps away. Welcome home!

Built in 2001

### Essential Information

MLS® # E4453252

Price \$479,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,140             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 36 330 Galbraith Close |
| Area        | Edmonton               |
| Subdivision | Glastonbury            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 6L9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vinyl Windows          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Park/Reserve, Private Setting |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stone, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 58           |
| HOA Fees       | 185               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$460             |

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Listing information last updated on August 29th, 2025 at 3:32pm MDT