

## **\$239,900 - 343 2436 Guardian Road, Edmonton**

MLS® #E4421501

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Large 2 bedroom and 2 full size bathrooms condo with UNDERGROUND PARKING. Spacious living area and good sized bedrooms. The building has gym and entertainment room with pool table. Superb location of the building close to shopping plaza with Safeway, groceries, banks, pharmacy, restaurants and cafes. Costco is within a 5 minute drive. Easy access to the Whitemud Dr and Anthony Henday. Unit is occupied by Tenant. Unit will be professionally cleaned and painted prior to possession. Interior photos were taken prior to tenant taking possession.

Built in 2004

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4421501               |
| Price          | \$239,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 343 2436 Guardian Road |
| Area        | Edmonton               |
| Subdivision | Glastonbury            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 2P5                |

## Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Recreation Room/Centre, Social Rooms |
| Parking   | Underground   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 66                  |
| Zoning         | Zone 58             |
| HOA Fees       | 63                  |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$477               |

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Listing information last updated on April 19th, 2025 at 1:17am MDT