

## \$249,900 - 434 2436 Guardian Road, Edmonton

MLS® #E4454036

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,136 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

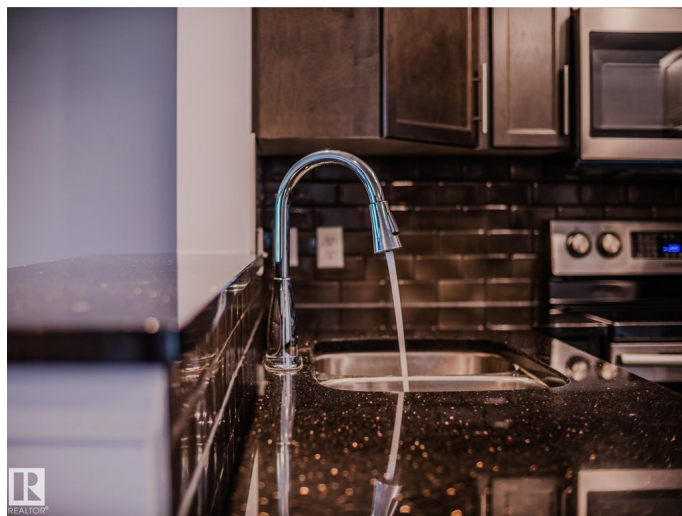
This top floor condominium, with TITLED parking, is available for a quick possession. This home has seen numerous upgrades like sleek black granite counter tops in the kitchen and bathrooms, stainless steel appliances, hardwood flooring, large gray tile, crown moulding, etc. The kitchen offers an eat up island, subway tile backsplash, espresso cabinets and pendant lights. The sunny east facing living room has doors to the patio with natural gas BBQ hook up. The large primary bedroom has a walk in closet and three piece en-suite bathroom with extra shelving for storage. The second bedroom is conveniently located next to the four piece bathroom. Down the hall is the den and spacious laundry room with full size appliances. This condominium has three parking stalls, one underground heated stall and two outdoor stalls (tandem). In front of the parkade stall is a storage cage. This well run complex is quiet and clean. Fantastic location, close to Anthony Henday and Whitemud Drive, plus shopping like Costco.

Built in 2005

### Essential Information

MLS® # E4454036

Price \$249,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	434 2436 Guardian Road
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2P5

### Amenities

Amenities	Carbon Monoxide Detectors, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Vinyl Windows
Parking Spaces	3
Parking	Heated, Parkade, Stall, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 21st, 2025
Days on Market	1
Zoning	Zone 58
Condo Fee	\$532

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Listing information last updated on August 21st, 2025 at 9:31pm MDT