

## \$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

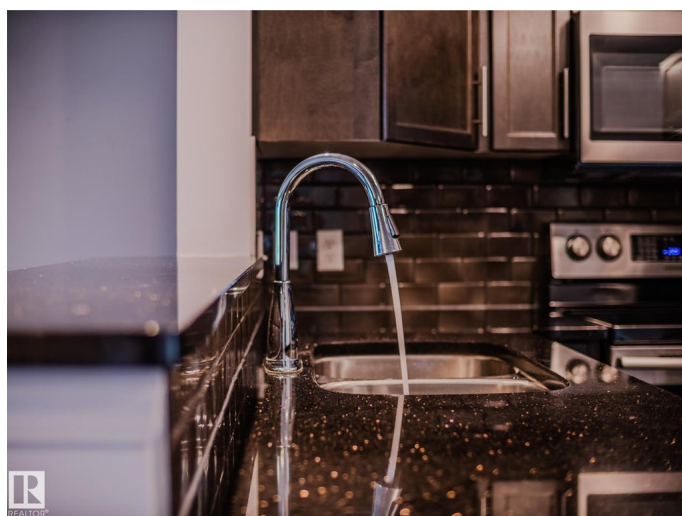
This top floor condominium, with TITLED parking, is available for a quick possession. This home has seen numerous upgrades like sleek black granite counter tops in the kitchen and bathrooms, stainless steel appliances, hardwood flooring, large gray tile, crown molding, etc. The kitchen offers an eat 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 | 3                 |
| Zoning         | Zone 58           |
| Condo Fee      | \$532             |

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Listing information last updated on August 24th, 2025 at 2:47pm MDT