

## \$449,000 - 408 Gibb Wynd, Edmonton

MLS® #E4439628

### \$449,000

3 Bedroom, 1.50 Bathroom, 1,207 sqft  
Single Family on 0.00 Acres

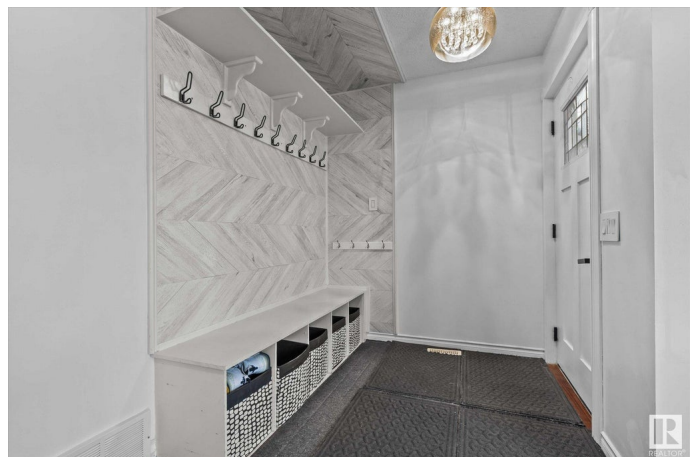
Glastonbury, Edmonton, AB

Step into this inviting 3 bedroom, 2 bath home in the heart of Glastonbury - an ideal fit for first-time buyers or growing families. The spacious floor plan features a warm eat-in kitchen that overlooks the fully fenced backyard, perfect for watching the kids play while preparing meals or hosting gatherings. The kitchen also includes a large storage closet with a stylish barn door adding both function and character to the space. The bright and generously sized family room offers plenty of space for relaxing or entertaining. The primary suite includes a walk-in closet, while the additional bedrooms provide generous room for children, guests or a home office. Stay comfortable year-round with central air conditioning, and enjoy the private hot tub as your own personal retreat. The detached double garage offers ample parking and storage space. Located in a fantastic family-friendly neighbourhood close to parks, schools, shopping and commuter routes - this is a wonderful place to call home!

Built in 2004

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4439628  |
| Price    | \$449,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,207                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 408 Gibb Wynd |
| Area        | Edmonton      |
| Subdivision | Glastonbury   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5T 6W8       |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Hot Tub, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 30th, 2025  
Days on Market 37  
Zoning Zone 58

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Listing information last updated on July 6th, 2025 at 6:02pm MDT