

## \$440,000 - 74 1720 Garnett Pt, Edmonton

MLS® #E4444011

**\$440,000**

3 Bedroom, 3.50 Bathroom, 1,774 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Stunning Half Duplex in Desirable West Edmonton! GLASTONBURY. Welcome to this beautiful and exceptionally clean half duplex, perfectly situated in a quiet neighbourhood backing onto green space. This home offers 3 spacious bedrooms, a bonus room on the main floor, and 3.5 bathrooms, including a fully finished basement—ideal for families or professionals. Enjoy the open, airy feel created by vaulted ceilings upstairs and 9-foot ceilings on the main floor. The layout is both functional and inviting. All appliances are nearly new and kept in fantastic shape, making this home truly move-in ready. Conveniently located close to Costco, gyms, schools, and the upcoming West Edmonton Recreation Centre, with easy access to major highways and the future LRT line, this home offers unmatched accessibility and lifestyle.

Built in 2011

### Essential Information

MLS® #	E4444011
Price	\$440,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,774



Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	74 1720 Garnett Pt
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4C4

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 24th, 2025
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Days on Market	11
Zoning	Zone 58
Condo Fee	\$275

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