

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

MLS® #E4449697

**\$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® #         | E4449697  |
| 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 | July 25th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 58 |
| Condo Fee      | \$275   |

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Listing information last updated on August 4th, 2025 at 8:17am MDT