

## \$625,000 - 1965 Garnett Way, Edmonton

MLS® #E4439096

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to this beautifully maintained 1,900 sq ft two-storey home with a fully finished walkout basement, offering 4 bedrooms, 4 bathrooms, and backing directly onto a scenic pond and walking trails. The main floor is bright and open, featuring a spacious living room with a gas fireplace, a large dining area, and a well-appointed kitchen. Step out onto the west-facing deck from the dining room and take in stunning views—perfect for enjoying long summer evenings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and full ensuite. The walkout basement, completed in 2021, adds a fourth bedroom, a full bath, and a huge rec room with direct access to a private patio and beautifully landscaped west-facing yard. Upgrades include new shingles (2021), hot water tank (2024), central A/C, and more. Quietly located on a low-traffic street but just minutes from amenities and major routes, this home is in pristine 10/10 condition and ready to impress.

Built in 2003

### Essential Information

MLS® # E4439096

Price \$625,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,901                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1965 Garnett Way |
| Area        | Edmonton         |
| Subdivision | Glastonbury      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 6T5          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |
| Is Waterfront  | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 58        |

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Listing information last updated on June 7th, 2025 at 4:02pm MDT