

## \$196,000 - 116 2430 Guardian Road, Edmonton

MLS® #E4442812

**\$196,000**

2 Bedroom, 2.00 Bathroom, 852 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Main floor 2 bedroom and 2 bathroom condo in Grange Pointe. Located near the Whitemud and The Anthony Henday, also just a few steps away from shopping and public transportation. The condo offers 850 sqft, with in-suite laundry, a galley style kitchen and a quiet building to call home. Comes with one surface parking stall near the front door. Come live the condo lifestyle!

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442812               |
| Price          | \$196,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 852                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                        |
|---------|------------------------|
| Address | 116 2430 Guardian Road |
| Area    | Edmonton               |



|             |             |
|-------------|-------------|
| Subdivision | Glastonbury |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5T 2P5     |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Patio, Security Door |
| Parking Spaces | 1                    |
| Parking        | Stall                |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                           |
| # of Stories      | 5                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 135             |
| Zoning         | Zone 58         |
| HOA Fees       | 63              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$334           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 12:47pm MDT