

## \$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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