

## \$399,900 - 1233 Gillespie Crescent, Edmonton

MLS® #E4454636

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,394 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Charming 3-Bedroom Home Steps from Guinevere Park! This fully finished 2-story home offers comfort, style, and an unbeatable location. Featuring 3 spacious bedrooms, 2 Full bathrooms & 2 Half bathrooms, a bright super functional floorplan, this home is perfect for families! You'll love the big white kitchen complete with big island, some newer appliances, ample cabinetry, and plenty of counter space. The sun-filled living room boasts a large front-facing window, creating a warm and welcoming atmosphere. Outside, enjoy the large double detached garage, ideal for parking and storage. The backyard offers space for outdoor gatherings or play. Best of all, you're just seconds from Guinevere Park, a nature lover's paradise with forested trails perfect for walks, jogs, or exploring with your dog. This move-in-ready home blends convenience, charm, and lifestyle – don't miss it! Easy walk to Kim Hung K-9 school and Costco anchored strip mall.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454636  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,394                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1233 Gillespie Crescent |
| Area        | Edmonton                |
| Subdivision | Glastonbury             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 6M6                 |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kim Hung School  
Middle                              Kim Hung School  
High                                Jasper Place High School

**Additional Information**

Date Listed                      August 25th, 2025  
Days on Market                15  
Zoning                              Zone 58  
HOA Fees                         175  
HOA Fees Freq.                Annually

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