

## \$639,900 - 1457 Goodspeed Lane, Edmonton

MLS® #E4431418

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,114 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Backing Park! This "like new" home offers everything you desire at a price you can afford. This Brookfield Residential home features 10' ceilings in the entrance leading to the open concept main floor, centered by an estate style curved stair case, chef's kitchen with upgraded cabinets to the ceiling, QUARTZ countertops, extended island w/eating bar, stainless appliances & walk in pantry, open to the dining area and living room with large windows boasting a sweeping east view of Glastonbury park, living room offers modern linear fireplace, vinyl plank compliments the main floor, rear primary suite w/balcony, stunning 5 piece bath and a closet that is probably the biggest you've ever seen, bonus room centers the upper level and 2 very good sized additional bedrooms share a full 4 piece bath. Back yard designed with gardening in mind w/planter boxes. Amazing neighbourhood with great trail system, multiple lakes, walk to Costco anchored strip mall and popular K-9 School. Add this to your must see list!

Built in 2022

### Essential Information

MLS® # E4431418

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,114                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1457 Goodspeed Lane |
| Area        | Edmonton            |
| Subdivision | Glastonbury         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 0W2             |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplaces        | Glass Door   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Private Setting, |

|              |                          |
|--------------|--------------------------|
|              | 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 School |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 60               |
| Zoning         | Zone 58          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 16th, 2025 at 8:17pm MDT