



**Edmonton**      **58 Glastonbury**      **LP: \$515,000**  
**905 GOODWIN CL NW**      **SP:** M

**ACTIVE**

|                       |                        |                      |            |
|-----------------------|------------------------|----------------------|------------|
| <b>Type:</b>          | Detached Single Family | <b>Listing ID#:</b>  | E4171314   |
| <b>Style:</b>         | 2 Storey               | <b>Bdrms Above:</b>  | 3          |
| <b>Year Built:</b>    | 2005                   | <b>Bdrms Total:</b>  | 3          |
| <b>Full Baths:</b>    | 2                      | <b>Basement:</b>     | Full       |
| <b>Half Baths:</b>    | 1                      | <b>Bsmnt Dev:</b>    | Unfinished |
| <b>Tot A.G. SqFt:</b> | 2,521.04               | <b>Tot A.G. SqM:</b> | 234.21     |

Original owners, meticulously maintained custom built 2-storey by Park Royal Homes in Glastonbury, cul-de-sac location is move in ready. Grand entrance with 18 ft vaulted living & dining room ceiling - hardwood flooring. Leading into open concept kitchen, 2nd living room & office. Kitchen has: oak cabinets, granite countertop (2016), large island, corner pantry, s/s appliances & ceramic flooring. Dining nook overlooking your backyard with patio doors access to large dura deck (2016). Backyard is fully fenced & landscaped. Spacious den, 2-piece bath & laundry room completes main floor. Upstairs enjoy large bonus room (9ft ceilings), wired in for surround sound & all rooms upstairs are smart/wireless. Both bedrooms feature walk-in closets & a 4-piece bath separating them (shower&tub2015/2016granite). Master bedroom has: walk-in closet, his & her sinks & jacuzzi in ensuite. Argo windows. High efficiency furnace, newer hot water tank. Unspoiled basement. Close to amenities & Anthony Henday access.

**Directions:**

**Virtual Tour:** <https://youtu.be/nnrEI9I8uz4>      **Brochure:** <http://www.905-GoodwinClose.com>

|                       | 1Pc                    | 2Pc | 3Pc                           | 4Pc                    | 5Pc | 6Pc                        | Level        | SqM          | SqFt     |
|-----------------------|------------------------|-----|-------------------------------|------------------------|-----|----------------------------|--------------|--------------|----------|
| <b>Baths:</b>         | 0                      | 1   | 0                             | 1                      | 0   | 0                          | <b>Main:</b> | 118.41       | 1,274.57 |
| <b>Ensuite Baths:</b> |                        | 0   | 0                             | 0                      | 1   | 0                          | <b>Uppr:</b> | 115.80       | 1,246.47 |
| <b>Finish Levels:</b> | 2                      |     |                               |                        |     |                            | <b>AbGd:</b> |              |          |
| <b>Fireplace Y/N:</b> | Y                      |     | <b>Fireplace Type:</b> Mantel |                        |     | <b>Fireplace Fuel:</b> Gas |              | <b>Lowr:</b> |          |
| <b>Parking:</b>       | Double Garage Attached |     |                               |                        |     |                            | <b>BIGd:</b> |              |          |
| <b>Garage Dim:</b>    |                        |     |                               | <b>Prk Encl/Ttl:</b> / |     | <b>Total A.G.:</b>         |              | 234.21       | 2,521.04 |

|                     |           |   |                        |           |   |                       |           |   |
|---------------------|-----------|---|------------------------|-----------|---|-----------------------|-----------|---|
| <b>Living Room:</b> | 3.66x3.05 | M | <b>Master Bedroom:</b> | 4.88x3.51 | U | <b>Breakfast Nook</b> | 3.05x2.44 | M |
| <b>Dining Room:</b> | 3.35x2.74 | M | <b>Bedroom 2:</b>      | 3.66x3.05 | U |                       |           |   |
| <b>Kitchen:</b>     | 4.42x2.90 | M | <b>Bedroom 3:</b>      | 3.66x3.05 | U |                       |           |   |
| <b>Family Room:</b> | 4.27x4.27 | M | <b>Bedroom 4:</b>      |           |   |                       |           |   |
| <b>Den:</b>         | 3.96x2.90 | M | <b>Laundry Room</b>    | 2.44x2.13 | M |                       |           |   |
| <b>Bonus Room:</b>  | 4.88x4.88 | U |                        |           |   |                       |           |   |

|                         |   |                      |   |
|-------------------------|---|----------------------|---|
| <b>Flooring:</b>        | Carpet, Ceramic Tile, Hardwood  | <b>Foundation:</b>   | Concrete  |
| <b>Construction:</b>    | Wood Frame  | <b>Heating Type:</b> | Forced Air-1  |
| <b>Roof:</b>            | Asphalt Shingles  | <b>Heat Source:</b>  | Natural Gas   |
| <b>Exterior:</b>        | Vinyl   | <b>Features:</b>     | Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling |
| <b>Site Influences:</b> | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |                      |   |

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:**      **Jr. High School:**      **Sr High School:**

|                        |  |                         |  |
|------------------------|--|-------------------------|--|
| <b>Condo Name:</b>     |  | <b>Condo Fee Incld:</b> |  |
| <b>Condo Fee:</b>      |  | <b>HOA Fee:</b>         |  |
| <b>Floor Location:</b> |  | <b>Floor Number:</b>    |  |
| <b>Balcony/Terrace</b> |  | <b>Unit Exposure:</b>   |  |
|                        |  | <b>HOA Fee Incl:</b>    |  |

|                      |                 |                       |           |                     |           |
|----------------------|-----------------|-----------------------|-----------|---------------------|-----------|
| <b>Total Lot M2:</b> |                 | <b>Lot Shape:</b>     | Irregular | <b>Lot Dimen:</b>   |           |
| <b>Frontage:</b>     |                 | <b>Depth:</b>         |           | <b>Zoning:</b>      |           |
| <b>Conform:</b>      |                 | <b>Conform Yr:</b>    |           | <b>Front Expos:</b> | Northwest |
| <b>Taxes:</b>        | \$4,412.93 2018 | <b>Local Improve:</b> |           |                     |           |