

## **\$649,900 - 1197 Goodwin Circle Circle, Edmonton**

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MLS® #E4453422

### **\$649,900**

4 Bedroom, 3.50 Bathroom, 2,152 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to this wonderful freshly repainted 2 story home nestled in the prestigious Parkland Estates within Glastonbury, featuring a private oasis filled with fruit trees, shrubs and garden in the backyard and also backing onto a walking trail! Main floor offers a formal dining area, living room with a gas fireplace, breakfast nook, kitchen featuring stainless steel appliances, a 2 piece bathroom and a mudroom leading into the two car garage. Upstairs you will find a sizeable bonus room, laundry suite, master bedroom with a 5 pc ensuite and walk-in closet, two additional bedrooms and a 3 pc bathroom. Finished basement offers a bedroom, 3 pc bathroom, large living area, bar and lots of storage areas. The yard offers a large two tiered deck featuring an outdoor kitchen, a custom built permanent gazebo, a gas pizza oven, large storage shed, fruit trees and plenty of privacy! This home is a short walk away from the gorgeous Glastonbury park, as well as schools, shopping and public transit. **BRAND NEW ROOF!**

Built in 2005

### **Essential Information**

MLS® # E4453422

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,152                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1197 Goodwin Circle Circle |
| Area        | Edmonton                   |
| Subdivision | Glastonbury                |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6W4                    |

### Amenities

|                |                                                                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, Gazebo, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, 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, Flat Landscaped, Playground Near Garden |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |



**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 42                |
| Zoning         | Zone 58           |
| HOA Fees       | 175               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 26th, 2025 at 9:32pm MDT