

## \$245,000 - 309 2045 Grantham Court, Edmonton

MLS® #E4446082

**\$245,000**

2 Bedroom, 1.00 Bathroom, 791 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to the Californian Parkland in Glastonbury. This 2 bedroom condo by Abby Lane Homes offers you high quality living in a great location. Featuring an open concept living space with a large living room with corner fireplace, and a quality kitchen that includes high end stainless steel appliances, granite countertops, eat at peninsula, espresso cabinets, glass tile backsplash, and plenty of storage. The primary bedroom has a walkthrough closet to the updated four piece bathroom, and the second bedroom is across the living room so it doesn't share a wall. Features and extras include laminate and tile flooring, a/c, gas hookup on the balcony, a heated underground parking stall with secured storage, and in-suite laundry and storage. The building has more amenities than your average condo including guest suite for visitors, workout room, hobby room, wash bay in the underground parking, and a large social room with a pool table and kitchen. Quick access to the Anthony Henday and Whitemud drive.

Built in 2014

### Essential Information

MLS® # E4446082

Price \$245,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	791
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	309 2045 Grantham Court
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3X6

### **Amenities**

Amenities	Air Conditioner, Car Wash, Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Workshop, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Roll Roofing
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	24
Zoning	Zone 58
Condo Fee	\$446

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 7:32am MDT