

# \$214,900 - 121 2045 Grantham Court, Edmonton

MLS® #E4424402

**\$214,900**

2 Bedroom, 1.00 Bathroom, 797 sqft  
Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Are you a first time home buyer, an investor or just possibly someone looking to downsize? Look no further than this one in The Californian in Parkland! Situated in a very quiet part of the complex sits this 2 bedroom unit just waiting for you! Features of this one include such things as granite counter-tops, stainless steel appliances, an electric fireplace, in-suite laundry, a big and private patio (one of the biggest in the complex) complete with a gas line for the bbq and backing onto the trees, plus this one comes with a titled underground parking stall. This well kept condo complex also features a full fitness centre, a guest suite, underground storage cage, and a car wash. This one is also very close to schools, shopping, transportation, Henday, Whitemud, Costco, the Rivercree, as well as the golf course at Lewis Estates! This one is sure to make your short list!

Built in 2014

## Essential Information

MLS® #	E4424402
Price	\$214,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	797



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	121 2045 Grantham Court
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3X6

### **Amenities**

Amenities	Car Wash, Exercise Room, Guest Suite, Recreation Room/Centre, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	34
Zoning	Zone 58
HOA Fees	65
HOA Fees Freq.	Annually
Condo Fee	\$474

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