

# \$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 a 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	43
Zoning	Zone 58
HOA Fees	65
HOA Fees Freq.	Annually
Condo Fee	\$474

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