

## \$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.

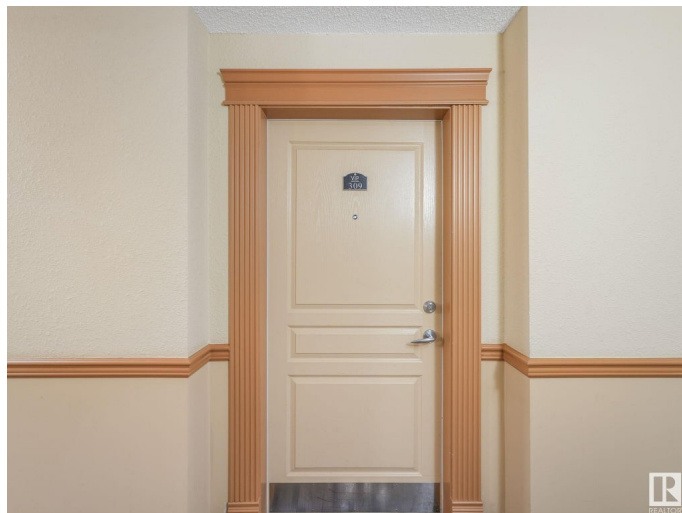
Built in 2014

### 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 | 32             |
| Zoning         | Zone 58        |
| Condo Fee      | \$446          |

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Listing information last updated on August 3rd, 2025 at 5:17am MDT