

## \$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 | 44              |
| Zoning         | Zone 58         |
| HOA Fees       | 65              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$474           |

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 April 19th, 2025 at 6:02pm MDT