

## \$235,000 - 326 2045 Grantham Court, Edmonton

MLS® #E4458386

**\$235,000**

2 Bedroom, 1.00 Bathroom, 856 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

**WELCOME TO CALIFORNIAN PARKLAND!  
UPSCALE 2 BEDROOM WESTEND CONDO!**

Offering a safe & hassle-free lifestyle, this home is perfect for those who value both style & convenience. The chef-inspired kitchen features high-end stainless steel appliances, a garburator, & a generous pantry for all your storage needs. With granite countertops throughout, the kitchen offers both elegance & practicality with plenty of counter space for meal prep. Enjoy relaxing on your spacious west-facing enclosed balcony, complete with a BBQ gas line & maintenance-free decking-perfect for outdoor entertaining or relaxation. The living room boasts a cozy electric fireplace, & with underfloor heating, youâ€™ll never have to worry about forced air vents disrupting your comfort. Stay cool year-round A/C & enjoy peace of mind with 24/7 video camera security at the front. 2 U/G HEATED parking stalls are an added plus with a CARWASH BAY! Condo fee includes everything but electricity! Move in & experience all this building has to offer!

Built in 2014

### Essential Information

MLS® # E4458386

Price \$235,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 856                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 326 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, Intercom, Recreation Room/Centre |
| Parking Spaces | 2                                                                      |
| Parking        | Heated, Parkade                                                        |

### Interior

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

### Exterior

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

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Kim Hung School     |
| Middle     | Kim Hung School     |
| High       | Jasper Place School |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 58              |
| HOA Fees       | 63                   |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$493                |

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Listing information last updated on September 30th, 2025 at 10:18am MDT