

## **\$219,900 - 125 2045 Grantham Court, Edmonton**

MLS® #E4444629

**\$219,900**

2 Bedroom, 1.00 Bathroom, 785 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome to VIP at Californian Parkland!! This beautiful TWO BEDROOM one bath condominium complete with A/C and one TITLED UNDERGROUND parking stall/storage is PERFECT for the first-time homebuyer or investor. Discover an open-concept living space with plenty of natural light!! The galley style kitchen features stainless steel appliances, granite countertops, and a breakfast bar perfect for entertaining. Living area opens up to a private balcony with gas hook up for your BBQ. Large primary bedroom with walk-through closet leads to the bathroom with tub shower combo with upgraded tile. Additional bedroom that can double as an office space is located on the opposite side of the main living space. Situated WEST Edmonton with easy access to major roads, transit, and all the amenities one could need minutes away. With direct access to Anthony Henday and the Whitemud this condo is perfect for anyone looking for a short commute. Welcome to VIP... WELCOME HOME!!

Built in 2014

### **Essential Information**

MLS® # E4444629

Price \$219,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 785                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 125 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, Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Television Connection, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                 |
| Parking        | Parkade, Underground                                                                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Opener, Garburator, Intercom, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Stone, Stucco                                                                                                      |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Flat, Roll Roofing                                                                                                       |
| Construction      | Wood, Stone, Stucco                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 64              |
| Zoning         | Zone 58         |
| HOA Fees       | 63              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$464           |

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Listing information last updated on August 29th, 2025 at 11:02am MDT