

## \$298,880 - 320 2045 Grantham Court, Edmonton

MLS® #E4457004

**\$298,880**

2 Bedroom, 2.00 Bathroom, 1,029 sqft  
Condo / Townhouse on 0.00 Acres

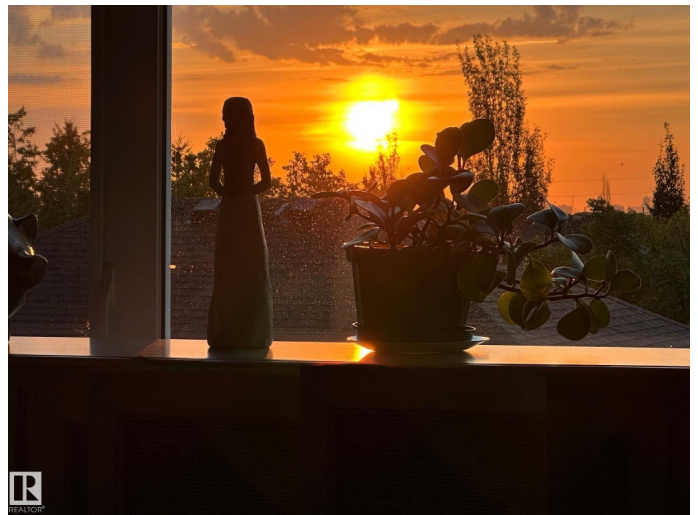
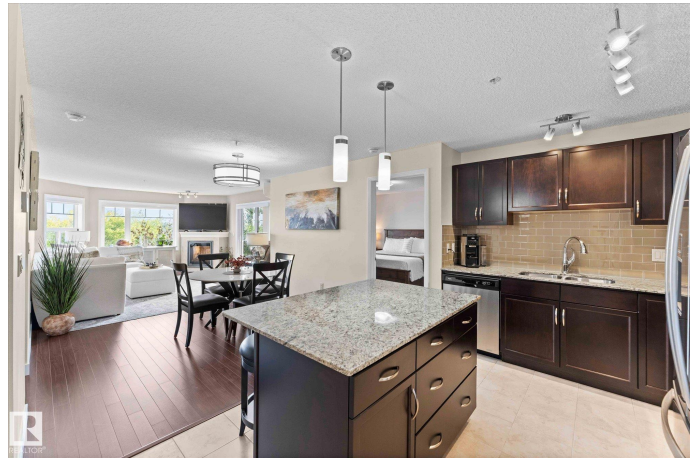
Glastonbury, Edmonton, AB

Condo living at its finest! This 2 bed, 2 bath, 3rd flr BEAUTY offers SUNRISE VIEWS youâ€™™ll never tire of! Welcome to The VIP at Californian Parkland, an affordable luxury building by award-winning Abbey Lane Homes. With 1029 sqft of stylish living, it's loaded with features youâ€™™ll LOVE! Bright, open-concept layout showcases a spacious kitchen with island, pantry, quality cabinetry, and gleaming granite countertops throughout. Your primary retreat is oversizedâ€™™room for a king bedâ€™™plus WI closet & ensuite with WI shower. The 2nd bdr is large and conveniently located next to the 4-piece bath. Relax and soak in the greenery and sunshine from your couch or private, covered balcony. Practical perks = in-suite storage, laundry room, A/C & underground parking with your own storage room! This building truly takes it to the next level! Car wash bay, gym, guest suite & party room with full kitchen, TV, and pool table for gatherings. All of this in a prime west-end location with quick access to Henday & Whitemud!

Built in 2014

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4457004  |
| Price  | \$298,880 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,029                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 320 2045 Grantham Court |
| Area        | Edmonton                |
| Subdivision | Glastonbury             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 3X6                 |

### Amenities

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Secured Parking, Storage-Locker Room, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground                                                                                                                     |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| 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        | Mantel                                                                                                                           |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Roll Roofing                           |
| Construction      | Wood, Stucco                           |
| Foundation        | Concrete Perimeter                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 14                   |
| Zoning         | Zone 58              |
| HOA Fees       | 63                   |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$592                |

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Listing information last updated on September 24th, 2025 at 7:02am MDT