

Courtesy Of Jennifer M Bashow Of Exp Realty

## \$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€™™II 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€™™II 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	2
Zoning	Zone 58
HOA Fees	63
HOA Fees Freq.	Annually
Condo Fee	\$592

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Listing information last updated on September 12th, 2025 at 4:02am MDT