

## \$299,000 - 111 2035 Grantham Court, Edmonton

MLS® #E4453814

**\$299,000**

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Bright and spacious corner unit with loads of windows and 9ft ceilings in the desirable Californian Parkland complex! This 2-bedroom, 2-bath home has been lovingly cared for by its original owners and showcases an open-concept layout with windows galore and brand-new vinyl plank flooring. The kitchen features granite countertops, stainless steel appliances, and a large island that seamlessly connects to the dining and living areas. Oversized windows flood the space with natural light and open onto a covered balcony, perfect for relaxing or entertaining. The primary suite offers a walk-in closet and a private 3-piece ensuite. Additional features include underground parking with storage, plus access to fantastic building amenities such as a fitness room, guest suite, and community lounge. As a bonus, the seller will have the second bedroom freshly painted before possession.

Built in 2008

### Essential Information

MLS® #	E4453814
Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,121
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	111 2035 Grantham Court
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3X4

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Deck, Guest Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, 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	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	16
Zoning	Zone 58
HOA Fees	63
HOA Fees Freq.	Annually
Condo Fee	\$642

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