

## \$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 | 26                |
| Zoning         | Zone 58           |
| HOA Fees       | 63                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$642             |

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Listing information last updated on September 15th, 2025 at 7:32pm MDT