

## \$299,800 - 405 2045 Grantham Court, Edmonton

MLS® #E4437639

**\$299,800**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

VIP at Californian is an affordable luxury condominium by award winning Abbey Lane Homes. This "Napa" model with high ceilings on the 4th floor offers 1,116 sqft with two bedroom two baths. This unit has a large open kitchen that connects the living room and dining room. Quality cabinets wrapped in granite you'll love. The primary bedroom is fit for a king, sized bed that is. Ample room for furniture makes units at VIP easiest to transition into if you are downsizing. In-suite storage and laundry complete the package. Oversized windows with a covered balcony. Two generous baths of which the master offers a walk in shower. This suite offers TWO UNDERGROUND titled parking stalls with TWO STORAGES INCLUDED. The building also offers a car wash bay as well as a guest suite, large owners lounge with kitchen, screen TV and a pool table, fitness and hobby room. Experience this upscale amenity rich complex for yourself! 24/7 security.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437639  |
| Price     | \$299,800 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,045                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 405 2045 Grantham Court |
| Area        | Edmonton                |
| Subdivision | Glastonbury             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 3X4                 |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                   |
| Parking        | Underground                                                                         |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                                          |
| # of Stories      | 4                                                                                                          |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                       |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                                  |
|--------------|----------------------------------|
| Construction | Wood, Stone, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 87             |
| Zoning         | Zone 58        |
| Condo Fee      | \$661          |

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Listing information last updated on August 16th, 2025 at 8:17pm MDT