

## \$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	90
Zoning	Zone 58
Condo Fee	\$661

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Listing information last updated on August 19th, 2025 at 3:17pm MDT