

## \$327,000 - 50 2004 Grantham Court, Edmonton

MLS® #E4446184

**\$327,000**

2 Bedroom, 2.50 Bathroom, 1,185 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome home to this well-maintained 1,186 sq ft two-storey half duplex with a single attached garage. Located in the family friendly neighbourhood of Glastonbury. The main floor features a bright living room, dining area, and kitchen, all with laminate flooring throughout and big windows for plenty of light. Upstairs you'll find two spacious primary bedrooms, one with a full ensuite and two walk-in closets + another full bathroom. The unfinished basement offers plenty of room for storage or future development. Enjoy the fully fenced south-west-facing backyard, complete with a nice deck—perfect for relaxing or entertaining. Located close to all amenities, schools, shopping, restaurants, minutes to West Edmonton Mall & with quick access to Anthony Henday and Whitemud Drive. This home offers excellent value and convenience.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446184  |
| Price          | \$327,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,185     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 50 2004 Grantham Court |
| Area        | Edmonton               |
| Subdivision | Glastonbury            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 3X4                |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached                                            |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 58        |
| HOA Fees       | 63             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$173          |

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Listing information last updated on August 2nd, 2025 at 5:02pm MDT