

## \$345,000 - 3 2021 Grantham Court, Edmonton

MLS® #E4448771

**\$345,000**

2 Bedroom, 2.50 Bathroom, 1,229 sqft

Condo / Townhouse on 0.00 Acres

Glastonbury, Edmonton, AB

MOVE IN READY and waiting for you!

Welcome to Summerhill Lane this 1229 sq. ft.

half duplex condo in desirable Glastonbury.

This 2 bedroom, 2.5 bath home boasts brand

new flooring throughout the main and upper

levels, fresh modern paint, and a

picture-perfect backyard oasis that opens

directly onto peaceful GREENSPACE and a

tranquil pond—a rare and serene setting that

offers both privacy and a nature-lover's

dream! The main floor features a bright,

open-concept layout, spacious living room,

cozy dining area, and kitchen flooded with

natural southern light. A convenient half bath

and access to your fenced, private yard retreat

complete the main level. Upstairs, you'll

find a generous primary bedroom with 3pc

ensuite, 2nd bedroom, and full 4pc bath. The

FF basement adds a large rec room—perfect

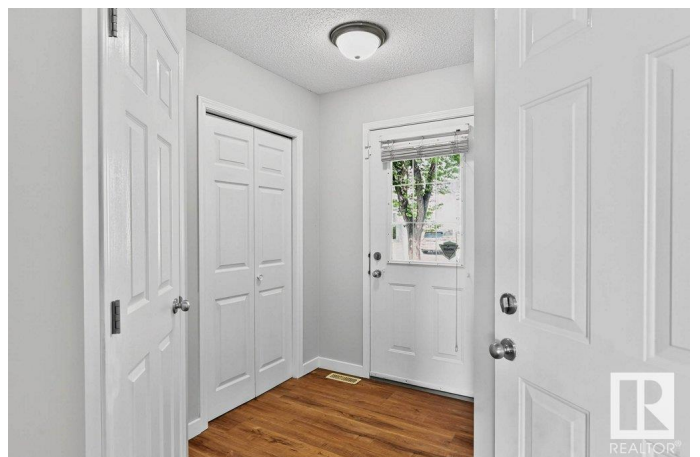
for movie nights or a home gym—and

includes laundry and utility space. All this plus

low condo fees, a prime location close to

schools, parks, playgrounds, trails, transit, and

access to Whitemud & A Henday DR.



Built in 2002

### Essential Information

MLS® # E4448771

Price \$345,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,229             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3 2021 Grantham Court |
| Area        | Edmonton              |
| Subdivision | Glastonbury           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 6V7               |

### Amenities

|               |                                      |
|---------------|--------------------------------------|
| Amenities     | Deck, No Smoking Home, Vinyl Windows |
| Parking       | Single Garage Attached               |
| Is Waterfront | Yes                                  |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Fenced, Landscaped, No Back Lane, Picnic Area, Playground Nearby, |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof         | Asphalt Shingles                                             |
| Construction | Wood, Stone, Vinyl                                           |
| Foundation   | Concrete Perimeter                                           |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Kim Hung/Sister A.Brockman |
| Middle     | Kim Hung/Sister A.Brockman |
| High       | Jasper Place/St. O. Romero |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 58         |
| Condo Fee      | \$262           |

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Listing information last updated on August 20th, 2025 at 8:32pm MDT