

## \$424,900 - 1338 Grant Way, Edmonton

MLS® #E4444640

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Delightful 2-storey former show-home by Pacesetter Homes in the heart of Glastonbury is ready to welcome you! Perfect opportunity for 1st time buyers/investors. The young ones will love the quick stroll to Glastonbury Spray Park & Playground. PLUS, adults will appreciate the proximity to Costco, shopping plaza, entertainment @ River Cree Resort Casino & easy access to Anthony Henday/Whitemud for effortless community! Welcoming foyer transitions to awesome living room featuring gas fireplace & abundance of windows for array of natural light. Kitchen showcases granite countertops, classic white appliances/cabinetry & corner pantry. Super convenient mudroom/laundry room out back offers garden door access to your quaint deck in fully fenced & landscaped yard. 3 upper-level bedrooms with access to 4pc bath off primary suite. Professionally finished basement w/large rec room, family room, 3 pc bath & plenty of storage! Newer furnace, A/C, some appliances & carpet are added bonus! Check it out before it's SOLD!

Built in 2000

### Essential Information

MLS® # E4444640

Price \$424,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,230
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1338 Grant Way
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6M8

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### Interior

Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	KIM HUNG SCHOOL
Middle	KIM HUNG SCHOOL
High	JASPER PLACE SCHOOL

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	51
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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