

## \$439,900 - 1338 Grant Way, Edmonton

MLS® #E4444640

**\$439,900**

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 \$439,900



|                |                        |
|----------------|------------------------|
| 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 | 20              |
| Zoning         | Zone 58         |
| HOA Fees       | 120             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 17th, 2025 at 11:33am MDT