

## \$415,000 - 1338 Grant Way, Edmonton

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MLS® #E4453661

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

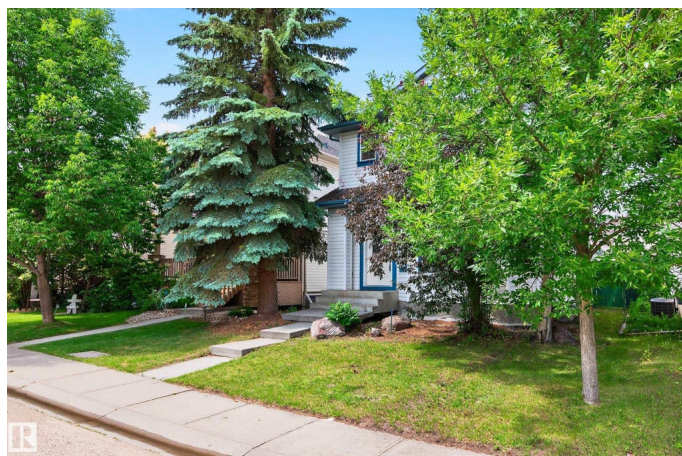
Youâ€™re looking at a delightful 2-storey former show-home by Pacesetter Homes in the heart of Glastonbury. Perfect opportunity for first-time buyers offering a great location with plenty of amenities nearby. The young ones will love the quick stroll to Glastonbury Spray Park & Playground, while adults will appreciate the proximity to Costco, shopping plazas, entertainment at River Cree Resort Casino & easy access to Anthony Henday/Whitemud for effortless commuting. Welcoming foyer transitions to an awesome living room featuring a gas f/p & an abundance of windows for an array of natural light. Kitchen showcases granite countertops, classic white appliances and cabinetry, and a corner pantry. A super convenient mudroom/laundry room out back offers garden door access to your quaint deck in a fully fenced and landscaped yard. Features 3 upper-level bedrooms with access to a 4-piece bath off the primary suite. Professionally finished basement & newer furnace, A/C, some appliances & carpet are added bonuses.

Built in 2000

### Essential Information

MLS® # E4453661

Price \$415,000



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	August 19th, 2025
Days on Market	1
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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Listing information last updated on August 20th, 2025 at 8:17am MDT