

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

---

MLS® #E4453661

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

You'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 | 10                |
| Zoning         | Zone 58           |
| HOA Fees       | 120               |
| HOA Fees Freq. | Annually          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 5:17pm MDT