

## \$475,000 - 1466 Grant Way, Edmonton

MLS® #E4437982

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Shows a perfect 10! This beautifully updated 3-bedroom home in Glastonbury sits on a quiet crescent backing onto green space. Featuring new roof, triple-pane windows, furnace, A/C, flooring, paint, appliances, \$5,000 in remote blinds. Oversized 22'x22' detached garage. The unique open-flow layout is filled with natural light and shows like new. The basement has been partially finished (framing stage), and price includes ample building supplies to finish. Enjoy a family-friendly neighbourhood with scenic trails, ponds, green spaces, spray park, ice rink, and visits from wild rabbits and Canada geese in spring and fall. Apple tree and 2 pear trees in the backyard. Quick access to the Whitemud, Anthony Henday, and all amenities. Move in and enjoy!

Built in 2001

### Essential Information

MLS® #	E4437982
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,421
Acres	0.00



Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1466 Grant Way
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6L3

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, 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
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**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	Zone 58
HOA Fees	136
HOA Fees Freq.	Annually

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Listing information last updated on May 24th, 2025 at 9:02am MDT