



## 2045 Grantham Court 425 Edmonton AB

\$215,000

Ready for an affordable place to call your own? In this beautiful building, you'll find peace and solace on the top floor, with nobody making noise above you. Enjoy a relaxing balcony with no neighbours staring you down. Ditch your gym membership, because this building already has a great exercise facility. It's even got a shop for you to tinker and cut, and an underground carwash to complement your underground titled parking stall with storage unit. Do you like billiards? Train for the next world championship on the beautiful pool table in the party room. Are you a responsible pet owner? If so, you can have up to 2 pets (only one of which can be a dog, up to 15" at the shoulder, with a \$100 registration and \$100 annual fee). Got friends? They can stay in the guest suite for a week. It's really close to Costco, restaurants, WEM, and the Henday. Monthly condo fees are \$445 and include your in-floor heating and water. Really good value. I think you'll like it here.

Listing Presented By:



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