

Courtesy Of Jeff D Jackson Of Bode

## \$702,906 - 1526 Grant Way, Edmonton

MLS® #E4425423

**\$702,906**

4 Bedroom, 3.50 Bathroom, 2,348 sqft

Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

This charming home features a Craftsman elevation with a separate side entrance, and is ideally situated on a lot that backs onto a walkway, offering tranquility and privacy. The garage entrance leads to an expansive walk-through mudroom, which connects to a spacious den—perfect for formal dining or a home office. The kitchen is designed for an elevated cooking experience, complete with a standard spice kitchen, large walk-in pantry, and a substantial island with a flush eating bar. The Great Room is complemented by a 60" electric LED fireplace, creating a warm, inviting space. The cozy dining nook is perfect for family gatherings. Upstairs, enjoy the convenience of a second-floor laundry, a central bonus room, and four generous bedrooms. The primary bedroom boasts a luxurious five-piece ensuite and a large walk-in closet. The basement features nine-foot ceilings and two large windows, enhancing the space's natural light and appeal. Photos are representative.

Built in 2025

### Essential Information

MLS® # E4425423

Price \$702,906

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,348                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1526 Grant Way |
| Area        | Edmonton       |
| Subdivision | Glastonbury    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5T 0W2        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 91               |
| Zoning         | Zone 58          |
| HOA Fees       | 120              |
| HOA Fees Freq. | Annually         |



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Listing information last updated on June 12th, 2025 at 9:17am MDT