

Courtesy Of David Lofthaug Of Bode

# \$599,000 - 1517 Grant Way, Edmonton

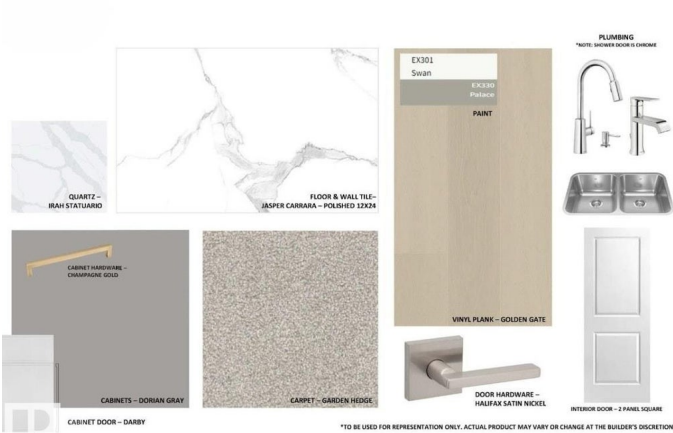
MLS® #E4463262

**\$599,000**

4 Bedroom, 3.00 Bathroom, 2,140 sqft  
Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Experience contemporary comfort in this 1,995 sq ft home featuring a sleek Modified Prairie elevation and smart design for modern family living. Ideally located mere steps from a park, this 4-bedroom, 3-bath home offers bright, open spaces with stylish touches throughout. The main floor includes a bedroom and full bath, perfect for guests or extended family, along with a great room featuring an electric fireplace for cozy evenings. The chef-inspired kitchen boasts a walk-through pantry, substantial island with an eating bar, and seamless flow to the dining area. Everyday convenience shines with a mudroom with built-in bench and hooks and a separate side entrance. Upstairs, an open-to-below staircase leads to a central bonus room, second-floor laundry, and three spacious bedrooms. The primary bedroom offers a huge walk-in closet and 4-piece ensuite, while a 9' foundation adds room for potential future development. A perfect balance of function, style, and location.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463262  |
| Price     | \$599,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,140                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1517 Grant Way |
| Area        | Edmonton       |
| Subdivision | Glastonbury    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5T 6M9        |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Closet Organizers, 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 |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 58            |
| HOA Fees       | 120                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 26th, 2025 at 10:17am MDT