

Fairmount, Clayton Park, Rockingham

612 45 Vimy Avenue

\$289,900



Dawn Dauphinee, FRI

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Description

Welcome to Granbury Place, a bright and well-maintained 1-bedroom condo offering comfortable one-level living. Ideal for first-time buyers, downsizers, or those seeking a turnkey condo rental opportunity. The unit features a walk-in shower, newer windows (approx. 2 years old), and an updated kitchen with refreshed cabinetry and countertops. Additional highlights include in-suite laundry with a stackable washer and dryer, a separate air-conditioning unit, and a functional open-concept living and dining area. Step outside to your private balcony (7.4 ft x

4.2 ft) and enjoy the added convenience of general parking lot with no fee, and dedicated storage locker (#28, Storage Room on the lower level). Residents of Granbury Place benefit from excellent amenities including an on-site superintendent, exercise room, common room, and a shared barbecue area. Centrally located close to schools, shopping, and public transportation, this desirable building offers both comfort and convenience.

Specifications

MLS® Number	202600265
Class	Residential
Type	Condominium
Bedrooms	1
Bathrooms (full/half)	1/0
Main Living Area	625 sq. ft.
Total Living Area	625 sq. ft.
Lot Size	None
Age	38 years old
Parking	Unassigned, general lot, must register with superintendent.
Garage	Underground garage parking available for fee - there is a waitlist
Flooring	Carpet, Laminate, Tile
Heating	Baseboard
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

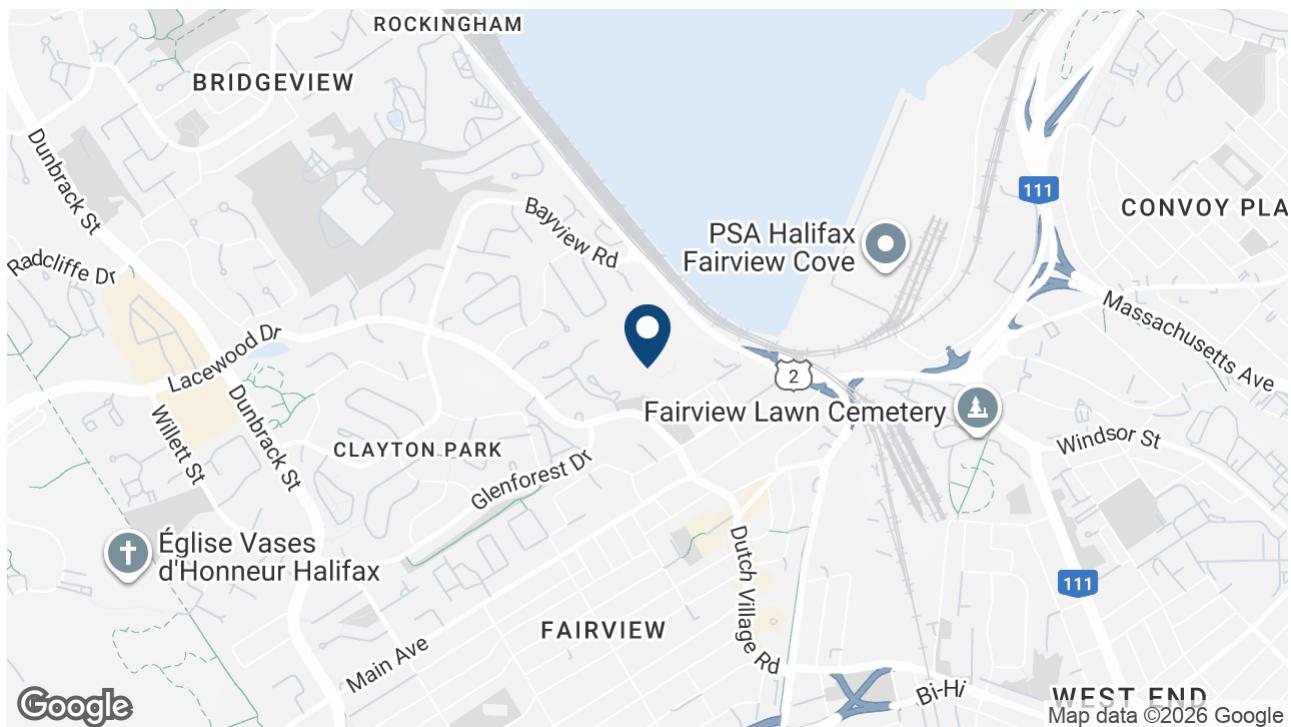
Foyer	9.9x9.7
Bath 1	7.8x5.5
Bedroom	11.5x10.11
Kitchen	7.3x9.1
Storage	6.9x2.8
Family Room	16.5x13.7
Dining Nook	7.9x5.3

Income Information

Rental Income

Potential

Location



Photos

