

Courtesy Of Heather McLellan Of Exp Realty

\$234,900 - 309 Grandin Village, St. Albert

MLS® #E4426694

\$234,900

3 Bedroom, 2.00 Bathroom, 1,270 sqft
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Discover your new home in this end-unit townhouse located in the desirable Grandin Village. Upstairs offers 3 good sized bedrooms, full bathroom plus a half bath in the primary. The main floor offers a half bath and walkthrough kitchen that seamlessly connects to the dining and living areas, creating an ideal space for entertaining. The backyard offers a private spot for the outdoors, pets or gardening. The fully developed basement adds extra living space, perfect for a playroom, home office, or entertainment area. With a single attached garage, parking and storage are made easy. This townhouse is a fantastic opportunity for young families, downsizers, and savvy investors alike. Don't miss out on the chance to make this lovely townhouse your new home! **Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

Built in 1975

Essential Information

MLS® #	E4426694
Price	\$234,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	2
Square Footage	1,270
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	309 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2R6

Amenities

Amenities	Fire Pit, Parking-Visitor
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 20th, 2025
-------------	------------------

Days on Market	15
----------------	----

Zoning	Zone 24
--------	---------

Condo Fee	\$537
-----------	-------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 10:03am MDT