

Courtesy Of Stefani F Schell Of RE/MAX Elite

\$309,900 - 6 Grandin Village, St. Albert

MLS® #E4428529

\$309,900

3 Bedroom, 2.50 Bathroom, 1,248 sqft
Condo / Townhouse on 0.00 Acres

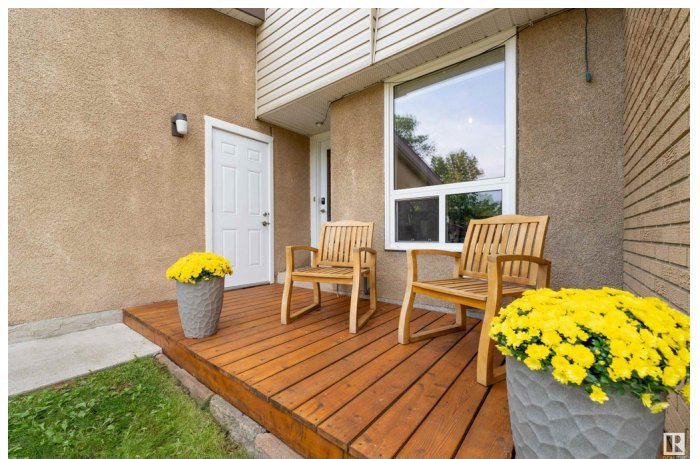
Grandin, St. Albert, AB

Welcome to this stylish 3 Bed + 3.5 Bath + Single Attached Garage townhome in Phase 1 of Grandin Village! The galley kitchen features maple cabinets, newer stainless steel stove, a modern black faucet and a quaint dinette nook. The formal dining space can be utilized for a larger dining table or home office space, and has access to your fully fenced backyard. Completing the main level is a good sized living room w/ large windows and a 2 pce bathroom. Upstairs hosts 3 large bedrooms and an updated 4 pce bathroom. The basement is fully finished with an additional updated 4 pce bathroom, large family/rec room, and a utility room featuring the newer laundry pair. More recent upgrades incl: Roof & R60 Insulation (2024), Garage Door Opener & Door (2023), Lighting (2023/24), Furnace (2012), HWT (2016). Prime location in the complex w/ easy access out to Sir Winston Churchill Ave connecting you easily to Ray Gibbon Dr/Anthony Henday & into St. Albert, Bus Routes & all schools!

Built in 1972

Essential Information

| | |
|----------|-----------|
| MLS® # | E4428529 |
| Price | \$309,900 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,248 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6 Grandin Village |
| Area | St. Albert |
| Subdivision | Grandin |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 1R9 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Front Porch, Hot Water Natural Gas, Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|---------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Wild Rose Elementary |
| Middle | Hillgrove School |
| High | Paul Kane |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 2 |
| Zoning | Zone 24 |
| Condo Fee | \$396 |

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Listing information last updated on April 4th, 2025 at 4:47pm MDT