

## \$434,000 - 6 Greenwich Crescent, St. Albert

MLS® #E4430149

**\$434,000**

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this unique and original 4-level split in the family-friendly Grandin neighborhood. The main floor features a spacious living room with beautiful original hardwood floors and large windows. The freshly painted walls and the new flooring in the kitchen and front entrance add a modern touch. Head down to the lower level where you'll find a huge second living room with a vaulted ceiling, gas fireplace, and a patio door that leads to the backyard. Another bedroom, bathroom & large laundry room finish this level. 2 bedrooms and the main 4 pc bathroom are found on the top floor. The basement is home to a rec room, an additional bedroom and plenty of storage space. Updates include a new roof, soffit, fascia, and gutters (2015), windows (2023), HWT (2024), and one furnace (2023). The sewer line was replaced in the past 10 years. A fantastic home with plenty of space for your family. Close to schools, parks, walking trails and only 3 blocks from the outdoor pool! Some photos virtually staged.

Built in 1962

### Essential Information

MLS® # E4430149

Price \$434,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,088                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6 Greenwich Crescent |
| Area        | St. Albert           |
| Subdivision | Grandin              |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 0Z6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Single Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles, Roll Roofing   |
| Construction      | Wood, Stone, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 10th, 2025

Days on Market 10

Zoning Zone 24

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