

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 14  
Zoning Zone 24  
Condo Fee \$537

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