

## \$239,900 - 191 Grandin Village, St. Albert

MLS® #E4435906

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,258 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Get Inspired in St. Albert! Ranked as one of Canada's best cities to live, St. Albert offers the lifestyle you've been waiting forâ€”without breaking the bank! This well-maintained townhouse in Grandin is the perfect opportunity for first-time buyers or savvy investors. Enjoy a single attached garage, reasonable condo fees, and a central location close to everything. The upgraded kitchen with cozy eating nook opens to a dining area with patio doors leading to a low-maintenance, fully fenced yard with interlocking brickâ€”ideal for outdoor relaxation. A spacious living room with large windows and a main floor half bath complete the layout. Upstairs youâ€™ll find 3 generously sized bedrooms, including a primary suite with 2 double closets and a private 2-piece ensuite. The basement offers excellent storage plus a newer high-efficiency furnace, brand new sump pump and hot water tank. The complex features newer windows, roof, and doors just move in and enjoy!

Built in 1974

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435906  |
| Price     | \$239,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,258             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 191 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2J5             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, No Smoking Home |
| Parking   | Single Garage Attached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 12th, 2025  
Days on Market                1  
Zoning                              Zone 24  
Condo Fee                        \$485

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