

## \$380,000 - 402 5 Gate Avenue, St. Albert

MLS® #E4449556

**\$380,000**

2 Bedroom, 2.00 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to the TOP FLOOR of Ravine Park on Gate in St. Albert! This bright and stylish 2 bed/2 bath unit features soaring 12'™ ceilings and a spacious open-concept layout. The impressive great room offers wraparound windows, a cozy gas fireplace, and access to your private balcony with gas BBQ hookup and power awning. The modern kitchen is ideal for entertaining, with granite countertops, stainless steel appliances including a brand new oven and dishwasher. The oversized primary suite includes a walk-in closet and a 3-piece ensuite. A generous second bedroom, full 4-piece bath, and convenient in-suite laundry round out the space. Enjoy central A/C, titled underground plus an outdoor stall, and a separate titled storage unit. Building amenities include a fitness and social room, all within walking distance to shopping, trails, and transit. A perfect blend of comfort and convenience!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449556  |
| Price      | \$380,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,271                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 402 5 Gate Avenue |
| Area        | St. Albert        |
| Subdivision | Grandin           |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 0N3           |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, No Animal Home, Security Door, Sprinkler System-Fire |
| Parking Spaces | 2                                                                                           |
| Parking        | Heated, Parkade, Stall, Underground                                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                               |
| Fireplaces        | Corner                                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Stucco                |
| Exterior Features | Landscaped, Shopping Nearby |
| Roof              | Tar & Gravel                |
| Construction      | Wood, Stucco                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                27  
Zoning                              Zone 24  
Condo Fee                        \$704

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