

## \$255,000 - 13 Grandin Woods Estates, St. Albert

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MLS® #E4421422

**\$255,000**

3 Bedroom, 1.50 Bathroom, 1,232 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this updated townhome in the highly sought-after Grandin Wood Estates of St. Albert! Move-in ready with recent renovations, this home offers a bright and inviting space for its next owners. Step inside to an open-concept living area with updated flooring throughout. The refreshed kitchen features brand-new countertops, modern cabinetry, and ample storage, making meal prep a breeze. The spacious living room provides a cozy yet stylish setting, perfect for relaxing or entertaining. Outside, enjoy a low-maintenance yard with a large deck and green space—ideal for summer barbecues or unwinding after a long day. Upstairs, you'll find three generously sized bedrooms, floor-to-ceiling closets for extra storage, and an updated bathroom with a fresh, modern feel. Located close to all essential amenities and just minutes from Big Lake's beautiful walking trails, this home offers comfort, convenience, and a fantastic location.



Built in 1978

### Essential Information

MLS® #	E4421422
Price	\$255,000
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13 Grandin Woods Estates
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Y4

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached, Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, No Through Road,

Picnic Area, Playground Nearby, Schools, Shopping Nearby

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

### School Information

Elementary	Wild Rose
Middle	Ã‰cole Hillgrove
High	Paul Kane High

### Additional Information

Date Listed	February 13th, 2025
Days on Market	68
Zoning	Zone 24
Condo Fee	\$639

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