

## \$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                12  
Zoning                              Zone 24  
Condo Fee                        \$485

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