

Courtesy Of Stefani F Schell Of RE/MAX Elite

## \$309,900 - 6 Grandin Village, St. Albert

MLS® #E4428529

**\$309,900**

3 Bedroom, 2.50 Bathroom, 1,248 sqft  
Condo / Townhouse on 0.00 Acres

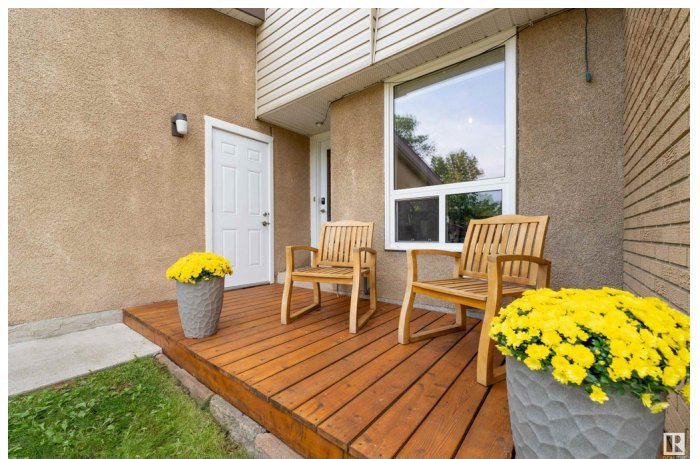
Grandin, St. Albert, AB

Welcome to this stylish 3 Bed + 3.5 Bath + Single Attached Garage townhome in Phase 1 of Grandin Village! The galley kitchen features maple cabinets, newer stainless steel stove, a modern black faucet and a quaint dinette nook. The formal dining space can be utilized for a larger dining table or home office space, and has access to your fully fenced backyard. Completing the main level is a good sized living room w/ large windows and a 2 pce bathroom. Upstairs hosts 3 large bedrooms and an updated 4 pce bathroom. The basement is fully finished with an additional updated 4 pce bathroom, large family/rec room, and a utility room featuring the newer laundry pair. More recent upgrades incl: Roof & R60 Insulation (2024), Garage Door Opener & Door (2023), Lighting (2023/24), Furnace (2012), HWT (2016). Prime location in the complex w/ easy access out to Sir Winston Churchill Ave connecting you easily to Ray Gibbon Dr/Anthony Henday & into St. Albert, Bus Routes & all schools!

Built in 1972

### Essential Information

MLS® #	E4428529
Price	\$309,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,248
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Front Porch, Hot Water Natural Gas, Parking-Visitor, Patio, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **School Information**

Elementary	Wild Rose Elementary
Middle	Hillgrove School
High	Paul Kane

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	Zone 24
Condo Fee	\$396

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 2:02am MDT