

## \$233,900 - 77 Grandin Village, St. Albert

MLS® #E4452139

**\$233,900**

3 Bedroom, 2.00 Bathroom, 1,293 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

An AFFORDABLE TOWNHOUSE in St. Albert with an ATTACHED GARAGE? This well-kept 5-level-split in the desirable community of Grandin Village offers incredible value and function. Recent updates include WINDOWS, FRONT & BACK DOORS, and a HOT WATER TANK. As you step inside, you're greeted by a spacious foyer with a convenient 2pc bathroom, then up to the UPDATED KITCHEN with tile backsplash, ample cabinets, and a dining area that flows into the living room with access to your PRIVATE BACKYARD. The entire second level is a BONUS ROOM with a large front-facing window, perfect for relaxing or movie nights. The third level features a KING-SIZED PRIMARY SUITE with 2pc ensuite and a 4pc main bath. The top level has two extra bedrooms, while the basement offers a rec area plus utility/laundry room with newer washer and dryer. Located steps away from Wild Rose Elementary School and Gatewood Park, this is a great property to get your foot in the door of the St. Albert market!

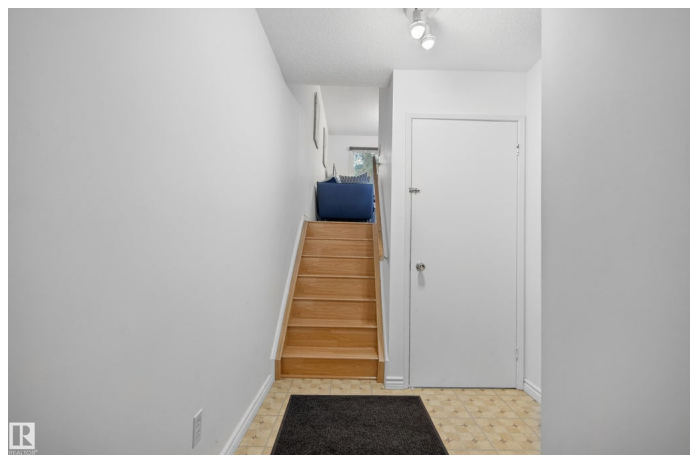
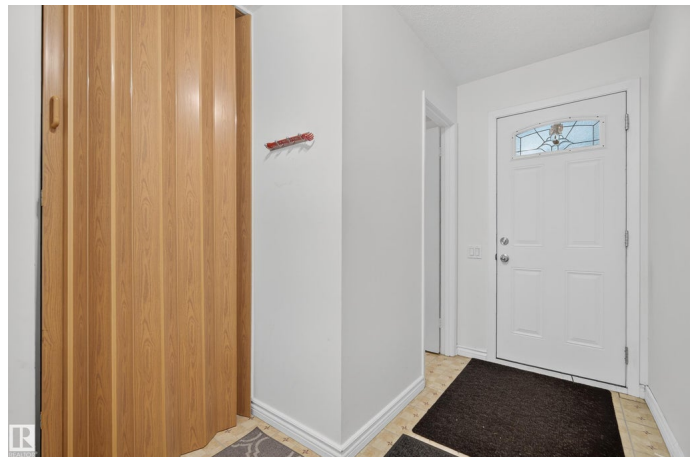
Built in 1972

### Essential Information

MLS® # E4452139

Price \$233,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,293             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 5 Level Split     |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 77 Grandin Village |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 1R9            |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                      |
| Parking        | Single Garage Attached                                                 |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 5                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Fenced, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Wild Rose / Albert Lacombe |
| Middle     | HillGrove / VJM            |
| High       | Paul Kane // SACHS         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 24          |
| Condo Fee      | \$391            |

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Listing information last updated on August 11th, 2025 at 5:02pm MDT