

# \$299,000 - 44 Garden Crescent, St. Albert

MLS® #E4466276

**\$299,000**

3 Bedroom, 2.00 Bathroom, 1,123 sqft  
Single Family on 0.00 Acres

Grandin, St. Albert, AB

NO Condo Fees! Welcome to this beautifully updated 2-storey rowhouse in the quiet community of Grandin Park. Offering over 1600 sq. ft. of comfortable living space, this well-maintained 3-bedroom, 2-full-bath home is packed with upgrades, including: Furnace (2017), HWT (2019), Windows (2024), a fully remodeled kitchen (2019), new flooring (2020), and upgraded bathrooms (2020). With its modern finishes and thoughtful improvements throughout, this home is perfect for families, first-time buyers, or anyone seeking a move-in-ready property in a fantastic location.

Built in 1960

## Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4466276             |
| Price          | \$299,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,123                |
| Acres          | 0.00                 |
| Year Built     | 1960                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 44 Garden Crescent |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0W9            |

## Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks            |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved, See Remarks |

## Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| Stories      | 3                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | Full, Finished                                                                                                |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                  |
| Exterior Features | Back Lane, Fenced, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                  |
| Construction      | Wood, Stucco                                                                                  |
| Foundation        | Concrete Perimeter                                                                            |

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 20th, 2025 |
| Zoning      | Zone 24             |

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