

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

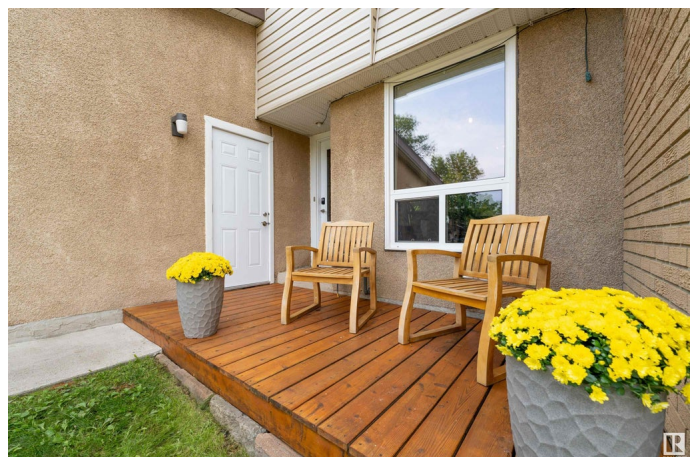
Grandin, St. Albert, AB

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 9:02am MDT