\$344,900 - 23 35 Grandin Road, St. Albert

MLS® #E4445486

\$344,900

3 Bedroom, 1.50 Bathroom, 1,003 sqft Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to #23 35 Grandin Road â€" a spacious 3-bedroom condo BACKING **GRANDIN POND & ECO PARK, this** well-maintained complex with NO AGE **RESTRICTIONS.** Enjoy the comfort of a double attached garage, generous living areas, and a peaceful setting with nature right out your back door. The upper 2 floors boast an inviting layout that includes a sun-filled living room w/ hardwood flooring, a formal dining area & an updated kitchen. Step outside through the patio doors from the dinette & take in the tranquil views from your private deck. Upstairs, unwind in the stunning family room featuring a cozy STONE F/Pâ€"perfect for relaxing evenings. Downstairs, the spacious primary suite awaits w/ a walk-in closet & full ensuite bath. 2 additional large bedrooms & a generous utility/storage room feat. NEWER MECHANICAL systems including the furnace, humidifier & hot water tankâ€"provide ample living space. Close to schools, shopping, public transit, & endless outdoor trails!







Built in 1990

Essential Information

| MLS® # | E4445486 |
|----------|-----------|
| Price | \$344,900 |
| Bedrooms | 3 |

| Bathrooms | 1.50 |
|----------------|-------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,003 |
| Acres | 0.00 |
| Year Built | 1990 |
| Туре | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 3 Level Split |
| Status | Active |

Community Information

| Address | 23 35 Grandin Road |
|-------------|--------------------|
| Area | St. Albert |
| Subdivision | Grandin |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 5W2 |

Amenities

| Amenities | Closet Organizers, Crawl Space, Deck, Parking-Visitor, See Remarks |
|-----------|--|
| Parking | Double Garage Attached |

Interior

| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
|--------------|--|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| Exterior | Wood, Brick, Vinyl |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |

Additional Information

Date ListedJuly 3rd, 2025Days on Market28ZoningZone 24Condo Fee\$437

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Listing information last updated on July 31st, 2025 at 8:02am MDT