

\$289,000 - 20 Grandin Woods, St. Albert

MLS® #E4445507

\$289,000

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

A fantastic renovation opportunity, in one of St. Albert's sought-after neighbourhoods. Prestigious Grandin Woods Estates is home to this huge townhouse. This perfect blend of classic character has great potential for modern updates. A spacious living room centred around a cozy gas fireplace, seamlessly connects to a formal dining room, ideal for entertaining & adjacent doors lead to open kitchen with bright dining nook & california shutters . Enjoy a morning coffee from your own private balcony off the massive primary suite. A large ensuite with Jacuzzi tub & 2 additional bedrooms The f/fin basement has a new gas f/place & a versatile living space, perfect family room or home office a convenient 2pc bathroom. Newer updates include 2 newer high-efficiency furnaces & hot water tank. Enjoy a private, fully fenced yard & a single attached garage for secure parking & additional storage. Situated in a prime location, this home is steps from the RIVER, schools, beautiful parks & walking trails.

Built in 1979

Essential Information

MLS® # E4445507

Price \$289,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,560
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	20 Grandin Woods
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Y4

Amenities

Amenities	Off Street Parking, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 30th, 2025
Days on Market	32
Zoning	Zone 24
Condo Fee	\$532



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