

## \$290,000 - 91 Grandin Woods Estates, St. Albert

MLS® #E4453165

**\$290,000**

3 Bedroom, 2.50 Bathroom, 1,722 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

This charming 1722 sq ft END-UNIT townhouse offers comfortable living w a DOUBLE GARAGE & backing onto TREED SPACE. Situated in a desirable complex close to Edmonton, Anthony Henday, walking trails, & many conveniences - it's perfect for a relaxed, family-friendly lifestyle. The low-maintenance FENCED YARD with additional open green space is ideal for outdoor gatherings, gardening, or letting your dog roam freely. Inside, you'll find a RENOVATED KITCHEN w GRANITE counters & stainless steel appliances, along with a newer furnace, central air, updated flooring, and fresh paint throughout, creating a warm and inviting atmosphere. The large primary suite comfortably fits a king-size bed, w a cozy seating area, walk-in closet, ensuite, & a balcony for morning coffee or evening unwinding. Two additional bedrooms (one w a Murphy bed & matching shelving), a dedicated office space, 2.5 baths, main floor laundry & basement add to the home's versatility. Move-in ready & generously sized for maximum comfort.



Built in 1979

### Essential Information

MLS® # E4453165

Price \$290,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,722             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 91 Grandin Woods Estates |
| Area        | St. Albert               |
| Subdivision | Grandin                  |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 2Y4                  |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached                                            |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Corner                                                                                                                                      |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 24           |
| Condo Fee      | \$592             |

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Listing information last updated on August 16th, 2025 at 7:17pm MDT