

\$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 | 14 |
| Zoning | Zone 24 |
| Condo Fee | \$532 |



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