# \$299,900 - 168 Grandin Village, St. Albert

MLS® #E4460580

### \$299.900

4 Bedroom, 1.50 Bathroom, 1,350 sqft Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Walkout basement! This incredible fully finished END UNIT townhouse features over 1940 square feet of total living space, including four bedrooms & two bathrooms. The main floor boasts beautiful vinyl plank flooring, updated lighting & soft modern paint colors. The upgraded kitchen has stainless steel appliances, white subway tile & an eating nook with window seat. The open dining & living area, with large windows, flows to a northwest facing balcony. Completing this level is a brand new two piece powder room. Wainscotting panels lead you upstairs where you find four generous sized bedrooms & a brand new five piece bathroom with quartz counter tops, dual sinks & a tiled shower. The walkout basement has an fantastic family room, built in bar with second fridge & laundry room. Enjoy the convenience of a walkout basement with doors leading to the lower private patio & a gate to an open green space close to Gatewood Park and the trail system. Single attached garage. Furnace & HWT (2018). Newer windows/doors.

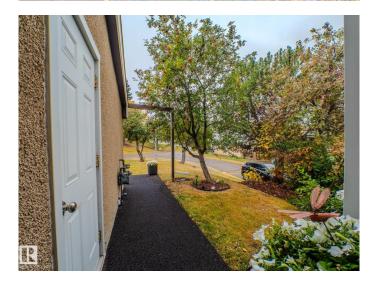
Built in 1974

#### **Essential Information**

MLS® # E4460580 Price \$299,900







Bedrooms 4

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,350

Acres 0.00

Year Built 1974

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 168 Grandin Village

Area St. Albert
Subdivision Grandin
City St. Albert

County ALBERTA

Province AB

Postal Code T8N 1R9

#### **Amenities**

Amenities Bar, Deck, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows,

Walkout Basement

Parking Spaces 2

Parking Single Garage Attached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer,

Refrigerators-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 2nd, 2025

Days on Market 14

Zoning Zone 24

Condo Fee \$554

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 October 16th, 2025 at 5:02am MDT