

## \$299,900 - 87 Grosvenor Boulevard, St. Albert

MLS® #E4461916

**\$299,900**

4 Bedroom, 2.00 Bathroom, 836 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Offered for sale for the first time on MLS. Located on a beautiful tree line this home is perfect for fixing up or redevelopment. 62' x 110' LOT; 628 m<sup>2</sup>; R2 Zoning. Visualize what this Mid Century Modern, 836 sq ft bilevel will look like and you will immediately love the opportunity. Vaulted ceilings throughout the main level. Kitchen space overlooking the backyard. Main floor master bedroom and bathroom. Basement has 3 bedrooms, bathroom and recreation room. Hot Water Tank 2023. Single garage. Amazing lot with fruit trees. Close to schools. Lovely neighbourhood to call home. Priced according to condition.

Built in 1962

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4461916      |
| Price          | \$299,900     |
| Lease Rate     | \$19          |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 836           |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 87 Grosvenor Boulevard |
| Area        | St. Albert             |
| Subdivision | Grandin                |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 0X9                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Stucco                              |
| Exterior Features | Fruit Trees/Shrubs, Rolling Land, Schools |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Stucco                              |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 24            |

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