# \$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

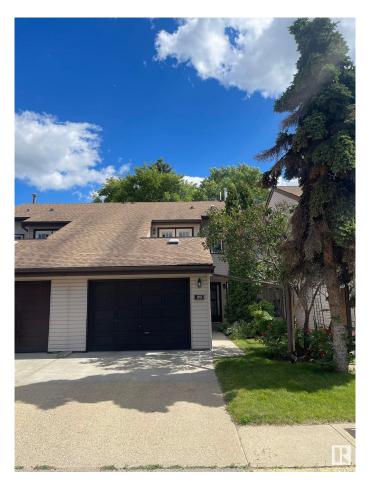
A fantastic renovation opportunity, in one of St. Albert's sought-after neighbourhoods. Prestigious Grandin Woods Estates is home to this huge townhouse. This perfect blend of classic character has great potential for modern updates. A spacious living room centred around a cozy gas fireplace, seamlessly 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 form 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 4

Zoning Zone 24

Condo Fee \$532



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Listing information last updated on July 4th, 2025 at 3:47pm MDT