

# \$464,750 - 44 Grandin Road, St. Albert

MLS® #E4447934

## \$464,750

4 Bedroom, 2.00 Bathroom, 1,049 sqft  
Single Family on 0.00 Acres

Grandin, St. Albert, AB

Charming bungalow in one of St. Albert’s most sought-after mature neighborhoods! This beautifully maintained home offers nearly 2,000 sq ft of total living space, featuring a gorgeous, spacious layout with updated shingles, new water tank, and a recently built garage. Enjoy the outdoors in your enormous backyard, perfect for entertaining or relaxing in privacy. The separate side entrance leads to a fully finished basement with a second kitchen, bedroom, and bathroom—ideal for an in-law suite, guests, or future rental potential. Bright main floor with large windows, open living/dining area, and well-kept finishes throughout. Located on a quiet, tree-lined street close to schools, parks, and amenities. A rare opportunity to own a turnkey home with space, upgrades, and a home in a premium location!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447934  |
| Price          | \$464,750 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,049     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1961                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 44 Grandin Road |
| Area        | St. Albert      |
| Subdivision | Grandin         |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 0S2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 24         |

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