

## \$349,900 - 191 Grandin Village, St. Albert

MLS® #E4461770

**\$349,900**

4 Bedroom, 3.50 Bathroom, 1,258 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to 191 Grandin Village, a beautifully RENOVATED townhouse nestled in the heart of St. Albert's charming Grandin neighbourhood. This spacious over 1,250 square foot two-storey condo offers 4 bedrooms, 3.5 bathrooms, and a host of modern updates, making it an ideal choice for families, first-time buyers, or those looking to downsize without compromising on comfort. New SHAKER kitchen cabinets, and a bonus dining or extra storage area with large window. The main floor also boasts a large living room, dining and patio doors leading to a private, fenced LOW MAINTENANCE backyard. Upstairs, you'll find three generously sized bedrooms, including an oversized primary bedroom WITH ENSUITE and a NEW 4-piece bath to finish upstairs. The fully finished basement offers additional living space/recreation room, FOURTH BEDROOM, FOURTH BATHROOM & laundry area. UPGRADES include: fresh paint, CUSTOM front entrance bench, ALL NEW FLOORING, doors, trim, LIGHTING, deep soaker tub, QUARTZ, NEW APPLIANCES & NEW faucets.

Built in 1974

### Essential Information

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Price	\$349,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,258
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	191 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2J3

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 10th, 2025
Days on Market	1
Zoning	Zone 24
Condo Fee	\$485

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