

## \$349,900 - 40 Garden Crescent, St. Albert

MLS® #E4433452

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

**NO CONDO FEES!** Updated 3-Bedroom Townhouse in Desirable Grandin Neighborhood Welcome to this beautifully maintained 2-storey residential attached offering 1,055 sq.ft. of comfortable living space. This 3-bedroom, 2 full-bath home is move-in ready with numerous updates including a newer roof, windows, basement development, kitchen upgrades, gas fireplace, new dishwasher, and new hot water tank (2021) Enjoy the convenience of a single garage—perfect for your vehicle, garden tools, and bike storage. Relax in the west-facing backyard featuring a charming cement pad for outdoor furniture, a concrete pond, and a covered patio for year-round enjoyment. The fully developed basement includes a spacious family room and a newer 4-piece bathroom with a deep soaker tub. Ideally located facing a green park space and close to all amenities, this property offers the perfect combination of comfort, style, and location—with no condo fees!

Built in 1960

### Essential Information

MLS® # E4433452

Price \$349,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Garden Crescent
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0W9

### **Amenities**

Amenities	No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Block, Brick, Stone

**School Information**

Elementary                      Albert Lacombe Catholic  
Middle                              Sir George Simpson  
High                                 Paul Kane

**Additional Information**

Date Listed                      April 30th, 2025  
Days on Market                21  
Zoning                              Zone 24

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