

## \$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 from 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 | 48              |
| Zoning         | Zone 24         |
| Condo Fee      | \$532           |



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Listing information last updated on August 17th, 2025 at 7:47pm MDT