

## \$254,900 - 247 Grandin Village, St. Albert

MLS® #E4426919

**\$254,900**

3 Bedroom, 2.00 Bathroom, 1,287 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this 1286 sq ft. end-unit Townhouse in Grandin Village, an amazing choice for first time home buyer or investors. This beautiful property is conveniently located close parks such as Lois Hole Centennial Park, River Valley Trails, Lions Park etc. Also it's just minutes away from St. Albert Downtown. The main floor boasts a bright and spacious kitchen with ample cupboard and counter space, while the inviting living room features a cozy gas fireplace and overlooks the backyard and green space. Upstairs, you'll find three generously sized bedrooms with newer laminate flooring and ceiling fans, along with a 4-piece bathroom. The primary suite offers a walk-through closet leading to a private 2-piece ensuite. Enjoy west-facing evenings on the maintenance-free deck in your private backyard. Most recent upgrades include new flooring, new ceiling fan in the main bathroom. This is a stunning opportunity, you don't want to miss out.

Built in 1975

### Essential Information

MLS® #	E4426919
Price	\$254,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,287
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	247 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2J3

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, Parking-Visitor
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	37
Zoning	Zone 24
Condo Fee	\$537

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