

\$370,000 - 12 Granite Avenue, St. Albert

MLS® #E4456421

\$370,000

3 Bedroom, 1.00 Bathroom, 1,090 sqft

Single Family on 0.00 Acres

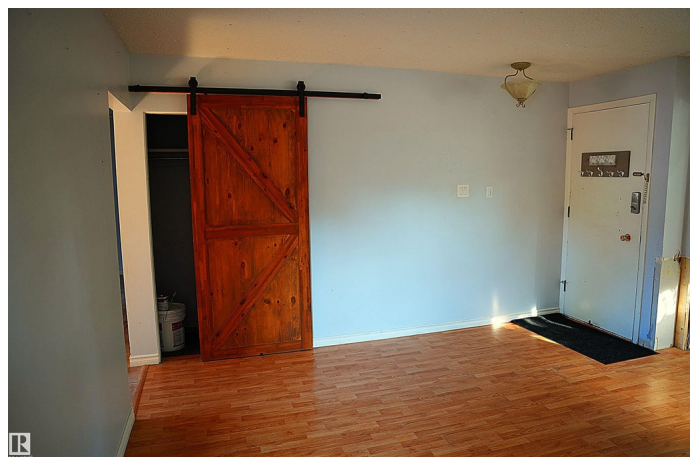
Grandin, St. Albert, AB

Step into this charming single family home in the sought after community of The Gardens (formerly known as Grandin Park). This three bedroom, updated 4 piece bath, with newer kitchen cabinets and countertops with stainless steel appliances and massive backyard window is sure to please. The living room is of a good size with large bay window facing south. The basement is ready for your personal touch and framed for a room, plumbed with bathroom. New sewer line/back flow valve put in. The mud room leads to your LARGE backyard oasis, room for veggie garden, future garage and so much more. This home is surrounded by schools, daycare, parks, pathways, shopping, transportation and swimming.

Built in 1961

Essential Information

MLS® #	E4456421
Price	\$370,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,090
Acres	0.00
Year Built	1961



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12 Granite Avenue
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0V4

Amenities

Amenities	No Smoking Home, See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Wild Rose
Middle	Ecole Hillgrove
High	Paul Kane

Additional Information

Date Listed September 5th, 2025
Days on Market 54
Zoning Zone 24

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