# \$284,900 - 23 Grandin Woods Estates, St. Albert

MLS® #E4444281

#### \$284,900

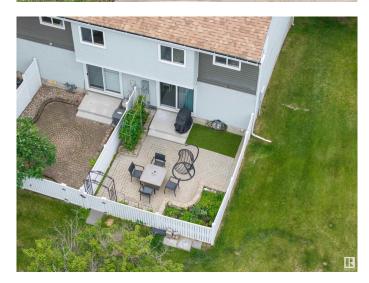
3 Bedroom, 1.50 Bathroom, 1,291 sqft Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to Grandin Woods Estates! CONDO FEE INCLUDES WATER/GARBAGE. PET FRIENDLY COMPLEX. Steps from parks, trails & walking distance to the farmers market! Get ready TO BE IMPRESSED! This updated & immaculately maintained END UNIT home features 3 bedrooms. 1  $\hat{A}^{1/2}$  bathrooms & a fenced rear yard. A spacious foyer greets you when you walk into your new HOME! The main floor has a great room w/ a large west facing window. Leading to the kitchen you'II find a dining/flex space that's filled with natural light. The kitchen features updated appliances & under cabinet lighting, plus direct access to the fenced yard. Upstairs are 3 bedrooms & the renovated main bathroom complete w/ a luxurious soaker tub. The basement has direct access to the attached garage w/ full driveway & a spacious storage/laundry room. The complex has all the big ticket items done – roof, windows & siding – so you can move in & enjoy! Visit the REALTOR®â€™s website for more details.







Built in 1978

#### **Essential Information**

MLS® #	E4444281
Price	\$284,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	1978
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

# **Community Information**

Address	23 Grandin Woods Estates
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Y4

## Amenities

Amenities	No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage
	Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop
	Electric, Vacuum System Attachments, Vacuum Systems, Washer,
	Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vi	nyl				
Exterior Features	Fenced,	Landscaped,	Low	Maintenance	Landscape,	Playground
	Nearby, Public Transportation, Schools, Shopping Nearby					
Roof	Asphalt S	hingles				

ConstructionWood, VinylFoundationConcrete Perimeter

#### **School Information**

Elementary	Wild Rose
Middle	Lorne Akins
High	Paul Kane

#### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	17
Zoning	Zone 24
Condo Fee	\$736

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 12:47am MDT