

## \$262,500 - 33 Grandin Woods, St. Albert

MLS® #E4438471

**\$262,500**

3 Bedroom, 2.50 Bathroom, 1,188 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Beautifully Upgraded End Unit Backing onto Green Space - A Dream for Urban Gardeners!!

Welcome home to this stylish, AIR

CONDITIONED townhouse in a prime location!

This bright end unit has been thoughtfully upgraded, featuring a **NEWLY RENOVATED** modern kitchen with stainless steel appliances, fresh paint, and a **NEWLY RENOVATED** half bath. Mechanical upgrades include a **NEWER** furnace and a **NEW** hot water tank (2023) for peace of mind. Offering 3 spacious bedrooms, 2.5 bathrooms and a fully finished basement, there's plenty of room for family, guests or a home office. The private fenced yard is perfect for gardening enthusiasts - an inviting canvas for your flower beds, vegetable garden or cozy outdoor oasis. The well managed complex has also seen significant improvements with newer windows, doors, roof, garage doors and exterior updates - all of the big projects are already done!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438471  |
| Price      | \$262,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,188             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 33 Grandin Woods |
| Area        | St. Albert       |
| Subdivision | Grandin          |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 2Y4          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Single Garage Attached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 25th, 2025  
Days on Market                101  
Zoning                              Zone 24  
Condo Fee                        \$728

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