# \$340,000 - 87 Gainsborough Avenue, St. Albert

MLS® #E4441652

#### \$340,000

3 Bedroom, 1.50 Bathroom, 1,099 sqft Single Family on 0.00 Acres

Grandin, St. Albert, AB

UPGRADED HALF DUPLEX W/ NO CONDO FEES!!! Next to walk way. Must be seen! 1100 sq/ft Two storey, 3 bedrooms, 2 baths, Tons of upgrades! Both Bathrooms, newer windows, beautiful kitchen with stainless steel appliances, tile back splash, and quarts counter tops! Pantry, water softener, roof shingles, carpet, paint! Spacious master bedroom with His & Her closets! Full basement with tons of storage. Fenced South facing backyard W/ huge 18' x 24' deck garden & cement block patio. Close proximity to schools, Pool, transportation, and quick access to Edmonton. The Master bedroom is large enough to hold a king sized bed. The kitchen features 2 large windows with views of your back yard. Nice walkway on East side offers extra privacy. No rules or restrictions. Off street parking! Minutes to the Anthony Henday ring road. Hurry before its GONE!!







Built in 1979

### **Essential Information**

MLS® #	E4441652
Price	\$340,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,099
Acres	0.00
Year Built	1979
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

## **Community Information**

Address	87 Gainsborough Avenue
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1Z5

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, Vacuum System-Roughed-In	
Parking Spaces	4	
Parking	No Garage, Parking Pad Cement/Paved, RV Parking	
Interior		
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings	
Heating	Forced Air-1, Natural Gas	
Stories	2	
Has Basement	Yes	
Basement	Full, Partially Finished	
Exterior		
Exterior	Wood, Vinyl	
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	Wood, Vinyl	
Foundation	Concrete Perimeter	

### **School Information**

Elementary	Albert Lacombe Catholic
Middle	Vincent J Maloney Catholic
High	Ecole Father Jan Community

### **Additional Information**

Date Listed	June 11th, 2025
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Days on Market 4

Zoning Zone 24

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Listing information last updated on June 15th, 2025 at 5:02pm MDT