

## \$289,000 - 20 Grandin Woods, St. Albert

MLS® #E4445507

**\$289,000**

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

A fantastic renovation opportunity, in one of St. Albert's sought-after neighbourhoods. Prestigious Grandin Woods Estates is home to this huge townhouse. This perfect blend of classic character has great potential for modern updates. A spacious living room centred around a cozy gas fireplace, seamlessly connects to a formal dining room, ideal for entertaining & adjacent doors lead to open kitchen with bright dining nook & california shutters . Enjoy a morning coffee from your own private balcony off the massive primary suite. A large ensuite with Jacuzzi tub & 2 additional bedrooms The f/fin basement has a new gas f/place & a versatile living space, perfect family room or home office a convenient 2pc bathroom. Newer updates include 2 newer high-efficiency furnaces & hot water tank. Enjoy a private, fully fenced yard & a single attached garage for secure parking & additional storage. Situated in a prime location, this home is steps from the RIVER, schools, beautiful parks & walking trails.

Built in 1979

### Essential Information

MLS® #	E4445507
Price	\$289,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,560
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	20 Grandin Woods
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Y4

### Amenities

Amenities	Off Street Parking, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	14
Zoning	Zone 24
Condo Fee	\$532



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