

## \$299,900 - 168 Grandin Village, St. Albert

MLS® #E4460580

**\$299,900**

4 Bedroom, 1.50 Bathroom, 1,350 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Walkout basement! This incredible fully finished END UNIT townhouse features over 1940 square feet of total living space, including four bedrooms & two bathrooms. The main floor boasts beautiful vinyl plank flooring, updated lighting & soft modern paint colors. The upgraded kitchen has stainless steel appliances, white subway tile & an eating nook with window seat. The open dining & living area, with large windows, flows to a northwest facing balcony. Completing this level is a brand new two piece powder room. Wainscoting panels lead you upstairs where you find four generous sized bedrooms & a brand new five piece bathroom with quartz counter tops, dual sinks & a tiled shower. The walkout basement has an fantastic family room, built in bar with second fridge & laundry room. Enjoy the convenience of a walkout basement with doors leading to the lower private patio & a gate to an open green space close to Gatewood Park and the trail system. Single attached garage. Furnace & HWT (2018). Newer windows/doors.

Built in 1974

### Essential Information

MLS® #	E4460580
Price	\$299,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,350
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	168 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R9

### Amenities

Amenities	Bar, Deck, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, Walkout Basement
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 2nd, 2025
Days on Market	2
Zoning	Zone 24
Condo Fee	\$554

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