

## \$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                100  
Zoning                              Zone 24  
Condo Fee                        \$728

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