# \$499,900 - 22 Gatewood Avenue, St. Albert

MLS® #E4444435

#### \$499,900

4 Bedroom, 3.00 Bathroom, 1,201 sqft Single Family on 0.00 Acres

Grandin, St. Albert, AB

Beautifully maintained and updated 4 bedroom home in the sought after neighbourhood of Grandin. Features include upgraded exterior windows and doors, and a warm, modern interior. The kitchen offers stylish cabinetry, subway tile backsplash, granite countertops, centre island, and stainless steel appliances. The open concept living and dining rooms are perfect for entertaining. With 3 bedrooms up and 3 bathrooms including a 3 piece ensuite, this home also boasts a bright, fully finished lower level, enhanced by large bi-level windows. Ideal for families or those looking to downsize. The spacious 26x26 double detached garage includes 220V wiring, plus a covered carport/patio. Enjoy a fenced yard with mature trees and a garden area. A rare gem in a prime location must be seen to be appreciated!



#### **Essential Information**

MLS® # E4444435

Price \$499,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,201

Acres 0.00







Year Built 1972

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

## **Community Information**

Address 22 Gatewood Avenue

Area St. Albert
Subdivision Grandin
City St. Albert
County ALBERTA

Province AB

Postal Code T8N 0Z9

#### **Amenities**

Amenities Air Conditioner, Patio, See Remarks

Parking Double Garage Detached, Heated, Single Carport

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed,

Stove-Countertop Electric, Washer, Garage Heater

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Metal, Stucco

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Brick, Metal, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 6

### Zoning Zone 24

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