

## \$209,999 - 97 Grandin Village, St. Albert

MLS® #E4439983

**\$209,999**

3 Bedroom, 1.50 Bathroom, 1,168 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to grandin village. This charming two-storey townhouse backs onto a park, ideally located near schools and playgrounds. This 3-bedroom home offers a bright and inviting main floor living space filled with natural light. Enjoy added living space in the basement, complete with built-in shelving—ideal for a home office, rec room, or extra storage. A rare opportunity to enjoy both comfort and convenience in a family-friendly neighbourhood.

Built in 1972

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4439983          |
| Price          | \$209,999         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,168             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 97 Grandin Village |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 1R9            |

## Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Detectors Smoke |
| Parking   | Stall           |

## Interior

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

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 24        |
| Condo Fee      | \$377          |

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Listing information last updated on July 1st, 2025 at 11:17pm MDT