

## \$458,500 - 20 Grandville Avenue, St. Albert

MLS® #E4462692

**\$458,500**

5 Bedroom, 2.00 Bathroom, 1,048 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Fully permitted basement suite! Here is a great opportunity to live on the upper level and rent out the basement. Super clean bungalow with three bedrooms up, two bedrooms down in the basement suite. Laundry on both levels. Main floor features brand new vinyl plank flooring, updated paint, and numerous upgrades over the years. Separate entrance to the lower level has an updated spacious 4 piece bath, large living room and functional kitchen. New air conditioner and separate heating controls for each level. Wonderful south facing, fenced backyard with firepit. Single garage plus extra parking on the driveway. Walking distance to several schools and amenities. Only steps away from bus stop too. Shingles, windows approx 10 years old. Hot water tank 2023. Upstairs dishwasher 2025. Upstairs washing machine 2023. Photos with furniture have been virtually staged.

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462692  |
| Price      | \$458,500 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,048                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20 Grandville Avenue |
| Area        | St. Albert           |
| Subdivision | Grandin              |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 0T4              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 3                               |
| Parking        | Single Garage Attached          |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Stories      | 2                                                                                                                                |
| Has Suite    | Yes                                                                                                                              |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                        |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stucco                                                                                        |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

Date Listed           October 18th, 2025  
Days on Market       8  
Zoning                Zone 24

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