# \$319,900 - 137 Grandin Wood(s), St. Albert

MLS® #E4441318

#### \$319,900

3 Bedroom, 2.50 Bathroom, 1,715 sqft Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Discover this spacious town home in the desirable condo complex of Grandin Woods. VINYL PLANK FLOORING flows from the front entrance throughout the main floor. The kitchen is at the front of the unit with access to a front deck. The eat-in kitchen features dark cabinetry, stainless steel appliances, tile back splash and the laundry facilities. The large living room has a feature mirror wall, a corner electric fireplace, GARDEN DOORS to the picturesque back yard and opens to the formal dining room. Newer carpeting leads up stairs into the THREE SPACIOUS BEDROOMS. The four-piece ensuite and the main four-piece bathroom were both renovated with soaker tubs. The basement has a finished family room and an office. Upgrades to this home include the furnace and hot water tank in 2020. The fenced backyard has a nice stone patio and raised planter beds with mature perennials. The single attached garage completes this excellent property.

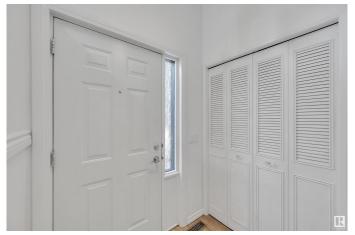
Built in 1979

## **Essential Information**

MLS® # E4441318 Price \$319,900

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,715 Acres 0.00 Year Built 1979

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address 137 Grandin Wood(s)

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

Province AB

Postal Code T8N 2Y4

#### **Amenities**

Amenities Parking-Visitor

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum

Systems, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 9th, 2025

Days on Market 8

Zoning Zone 24

Condo Fee \$511

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 1:02pm MDT