

## \$254,900 - 247 Grandin Village, St. Albert

MLS® #E4426919

**\$254,900**

3 Bedroom, 2.00 Bathroom, 1,287 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this 1286 sq ft. end-unit Townhouse in Grandin Village, an amazing choice for first time home buyer or investors. This beautiful property is conveniently located close parks such as Lois Hole Centennial Park, River Valley Trails, Lions Park etc. Also it's just minutes away from St. Albert Downtown. The main floor boasts a bright and spacious kitchen with ample cupboard and counter space, while the inviting living room features a cozy gas fireplace and overlooks the backyard and green space. Upstairs, you'll find three generously sized bedrooms with newer laminate flooring and ceiling fans, along with a 4-piece bathroom. The primary suite offers a walk-through closet leading to a private 2-piece ensuite. Enjoy west-facing evenings on the maintenance-free deck in your private backyard. Most recent upgrades include new flooring, new ceiling fan in the main bathroom. This is a stunning opportunity, you don't want to miss out.

Built in 1975

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426919  |
| Price     | \$254,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,287             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 247 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2J3             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, Parking-Visitor |
| Parking   | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 61               |
| Zoning         | Zone 24          |
| Condo Fee      | \$537            |

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Listing information last updated on May 21st, 2025 at 2:02am MDT