

\$359,900 - 40 Garden Crescent, St. Albert

MLS® #E4433452

\$359,900

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

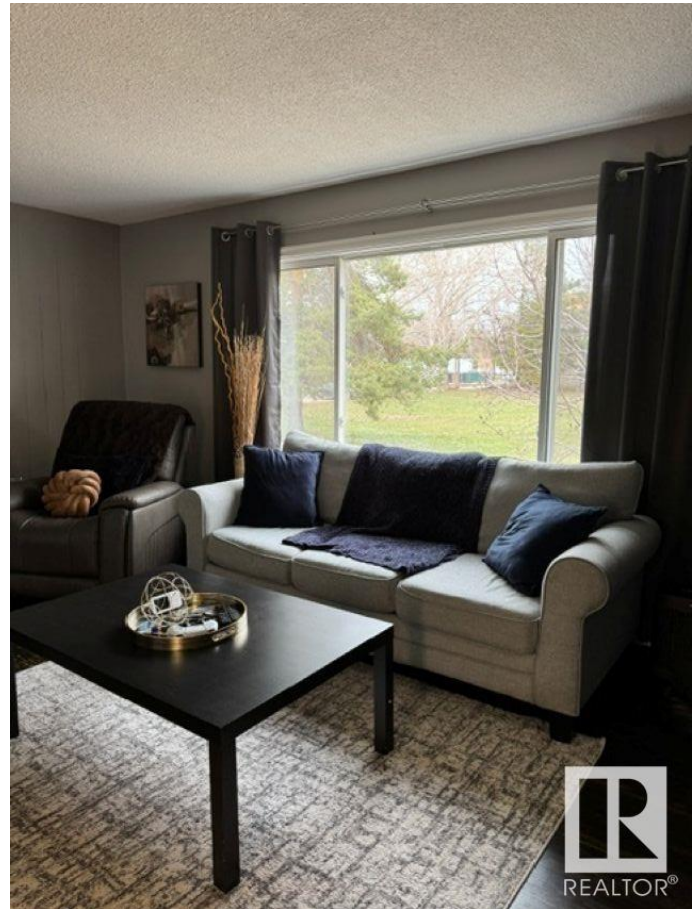
Grandin, St. Albert, AB

NO CONDO FEES! Updated 3-Bedroom Townhouse in Desirable Grandin Neighborhood Welcome to this beautifully maintained 2-storey residential attached offering 1,055 sq.ft. of comfortable living space. This 3-bedroom, 2 full-bath home is move-in ready with numerous updates including a newer roof, windows, basement development, kitchen upgrades, gas fireplace, new dishwasher, and new hot water tank (2021) Enjoy the convenience of a single garage—perfect for your vehicle, garden tools, and bike storage. Relax in the west-facing backyard featuring a charming cement pad for outdoor furniture, a concrete pond, and a covered patio for year-round enjoyment. The fully developed basement includes a spacious family room and a newer 4-piece bathroom with a deep soaker tub. Ideally located facing a green park space and close to all amenities, this property offers the perfect combination of comfort, style, and location—with no condo fees!

Built in 1960

Essential Information

| | |
|----------|-----------|
| MLS® # | E4433452 |
| Price | \$359,900 |
| Bedrooms | 3 |



| | |
|----------------|----------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,055 |
| Acres | 0.00 |
| Year Built | 1960 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 40 Garden Crescent |
| Area | St. Albert |
| Subdivision | Grandin |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 0W9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | No Smoking Home |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Block, Brick, Stone

School Information

Elementary Albert Lacombe Catholic
Middle Sir George Simpson
High Paul Kane

Additional Information

Date Listed April 30th, 2025
Days on Market 7
Zoning Zone 24



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