

## \$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	4
Zoning	Zone 24
Condo Fee	\$377

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 6th, 2025 at 2:47pm MDT