

# \$399,900 - 32 Gatewood Avenue, St. Albert

MLS® #E4451760

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,217 sqft  
Single Family on 0.00 Acres

Grandin, St. Albert, AB

Tucked into the leafy streets of Old Grandin, this charming character bungalow is a rare blend of warmth, space, and classic appeal. A spacious front living room welcomes you with picturesque views of the quiet, tree-lined street—perfect for morning coffee or evening unwinding. The main level features three bedrooms, including a generous primary suite overlooking the backyard with its own 2-piece ensuite. Outside, a private, fully fenced yard with a blooming apple tree creates a peaceful, storybook setting. Updated shingles (2023), central air conditioning, and a fully developed basement add comfort and convenience, while the separate back entrance opens the door to future possibilities. An oversized single detached garage completes this lovely Grandin gem.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451760  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,217     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1972                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 32 Gatewood Avenue |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0Z9            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Playground Nearby, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 24          |

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Listing information last updated on August 15th, 2025 at 8:02am MDT