

## \$319,000 - 40 Garden Crescent, St. Albert

MLS® #E4457893

**\$319,000**

3 Bedroom, 2.00 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this FULLY RENOVATED 3-bedroom, 2 full bath, Developed Basement home in the sought-after community of Grandin, boasting 1,665 sq. ft. of total finished space with ZERO condo fees. Perfect for investment or personal living, this home is move-in ready with major updates: shingles, windows, & basement completion all recently done, plus kitchen upgrades, a warm gas fireplace, a new dishwasher, and a modern hot water tank (2021). The open main floor layout connects seamlessly into the west-facing backyard, featuring a patio & a sheltered spot for all-season enjoyment. The single attached garage offers secure parking & bonus storage.

The fully developed basement showcases a spacious family room & an upgraded 4-piece bathroom with a deep soaker tub, ideal for relaxation or hosting guests. This home overlooks a peaceful green park space and is perfectly situated close to schools, shopping, transit, & walking trails. An amazing opportunity At an unmatched value!

Built in 1960

### Essential Information

MLS® # E4457893

Price \$319,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,149                |
| 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                      September 14th, 2025  
Days on Market                3  
Zoning                              Zone 24

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