

\$244,900 - 324 Grandin Village, St. Albert

MLS® #E4461538

\$244,900

3 Bedroom, 2.00 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

MOVE-IN-READY WITH BEAUTIFUL UPGRADES! This well-maintained 3 bed, 1 full + 2 half baths townhouse condo offers bright, functional living. Enjoy a spacious living room with **BRAND NEW** vinyl plank flooring, a formal dining area with garden doors to the freshly landscaped backyard, and an **UPDATED** kitchen with new fridge, dishwasher, cabinets, and fresh paint. Upstairs features three bedrooms including a primary with walk-through closet to a 2pc ensuite, plus a 4pc bath with a luxurious soaker tub. The fully finished basement includes a cozy family room, den, and laundry. Recent upgrades: new hot water tank, updated furnace, duct/dryer vent cleaning, new sod, new garage door opener, and freshly concreted driveway & walkway and fresh paved cul-de-sac. Located near schools, parks, trails, shopping & transit, with quick access to Ray Gibbon Dr, St Albert Trail, and Anthony Henday. Move-in ready & perfect for families! All this home needs is **YOU!**

Built in 1975

Essential Information

MLS® # E4461538

Price \$244,900

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,163
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	324 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2R6

Amenities

Amenities	Detectors Smoke
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Wild Rose Elementary
Middle	Hillgrove School
High	Paul Kane High School

Additional Information

Date Listed	October 9th, 2025
Days on Market	4
Zoning	Zone 24
Condo Fee	\$559

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