# \$299,900 - 346 Grandin Village, St. Albert

MLS® #E4434245

#### \$299,900

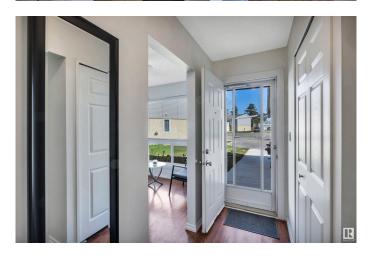
3 Bedroom, 2.00 Bathroom, 1,230 sqft Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Bright and sunny 1230 sq. ft. 2 storey end unit in a great location in Grandin Village Phase 3. Freshly painted in modern colours. Laminate flooring throughout the main floor. Galley kitchen with lots of cupboard space, dining room and spacious living room with a wood burning fireplace. There are 3 bedrooms upstairs including a large primary with a 2 pce ensuite. The tub in the main bath has been reglazed. The basement features a rec room perfect for the kids to run around in. Â Newer hot water tank (2021) & furnace (2022). Single attached garage has newly poured driveway and extra wide pad. Huge deck in the south facing backyard. Well managed complex. Newer windows, siding, shingles and fence. Great location close to all amenities.







Built in 1975

## **Essential Information**

MLS® #	E4434245
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,230
Acres	0.00

Year Built	1975
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

# **Community Information**

Address	346 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2R6

## Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl
	Windows
Dorking	Single Corage Attached

Parking Single Garage Attached

## Interior

Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window	
	Coverings	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Mantel	
Stories	3	
Has Basement	Yes	
Basement	Full, Finished	
Exterior		
Exterior	Wood, Stucco, Vinyl	
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby	

- RoofAsphalt ShinglesConstructionWood, Stucco, Vinyl
- Foundation Concrete Perimeter

## **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	15
Zoning	Zone 24
Condo Fee	\$564

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 May 17th, 2025 at 3:17am MDT