

## \$284,900 - 23 Grandin Woods Estates, St. Albert

MLS® #E4444281

**\$284,900**

3 Bedroom, 1.50 Bathroom, 1,291 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to Grandin Woods Estates! CONDO FEE INCLUDES WATER/GARBAGE. PET FRIENDLY COMPLEX. Steps from parks, trails & walking distance to the farmers market! Get ready TO BE IMPRESSED! This updated & immaculately maintained END UNIT home features 3 bedrooms, 1 ½ bathrooms & a fenced rear yard. A spacious foyer greets you when you walk into your new HOME! The main floor has a great room w/ a large west facing window. Leading to the kitchen youâ€™ll find a dining/flex space thatâ€™s filled with natural light. The kitchen features updated appliances & under cabinet lighting, plus direct access to the fenced yard. Upstairs are 3 bedrooms & the renovated main bathroom complete w/ a luxurious soaker tub. The basement has direct access to the attached garage w/ full driveway & a spacious storage/laundry room. The complex has all the big ticket items done â€“ roof, windows & siding â€“ so you can move in & enjoy! Visit the REALTORâ€™s website for more details.

Built in 1978

### Essential Information

MLS® # E4444281

Price \$284,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	23 Grandin Woods Estates
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Y4

### Amenities

Amenities	No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Wild Rose
Middle	Lorne Akins
High	Paul Kane

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	2
Zoning	Zone 24
Condo Fee	\$736

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 27th, 2025 at 10:02am MDT