

## \$369,000 - 7 Grandora Crescent, St. Albert

MLS® #E4446902

**\$369,000**

3 Bedroom, 1.00 Bathroom, 825 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Discover the charm of this well-maintained bungalow on a massive, private lot in the heart of Grandin, St. Albert. Surrounded by tall, mature trees and a low-maintenance rock garden in the front, this home brings you the feeling of your own secluded cottage while keeping you just minutes from all amenities. Inside youâ€™ll find 3 bedrooms and a beautifully renovated bathroom, complemented by fresh paint and new flooring throughout. Recent upgrades include a new furnace in 2016, shingles in 2017 and a hot water tank in 2024, giving peace of mind to the next owner. Perfect for downsizers, investors, or anyone in search of a quiet, established neighborhood and a yard that feels like your own retreat. This home also features an oversized single garage with a long driveway for extra parking and a partially finished basement with a separate entrance, ready for your future vision. Don't miss out on this fantastic opportunity!

Built in 1960

### Essential Information

MLS® #	E4446902
Price	\$369,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	825
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7 Grandora Crescent
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0T8

### **Amenities**

Amenities	On Street Parking, Fire Pit, Greenhouse, No Animal Home, No Smoking Home, Parking-Extra
Parking Spaces	2
Parking	Over Sized, Single Garage Attached

### **Interior**

Appliances	Dryer, Stove-Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 10th, 2025

Days on Market 3

Zoning Zone 24

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