

\$233,900 - 77 Grandin Village, St. Albert

MLS® #E4452139

\$233,900

3 Bedroom, 2.00 Bathroom, 1,293 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

An AFFORDABLE TOWNHOUSE in St. Albert with an ATTACHED GARAGE? This well-kept 5-level-split in the desirable community of Grandin Village offers incredible value and function. Recent updates include WINDOWS, FRONT & BACK DOORS, and a HOT WATER TANK. As you step inside, you're greeted by a spacious foyer with a convenient 2pc bathroom, then up to the UPDATED KITCHEN with tile backsplash, ample cabinets, and a dining area that flows into the living room with access to your PRIVATE BACKYARD. The entire second level is a BONUS ROOM with a large front-facing window, perfect for relaxing or movie nights. The third level features a KING-SIZED PRIMARY SUITE with 2pc ensuite and a 4pc main bath. The top level has two extra bedrooms, while the basement offers a rec area plus utility/laundry room with newer washer and dryer. Located steps away from Wild Rose Elementary School and Gatewood Park, this is a great property to get your foot in the door of the St. Albert market!

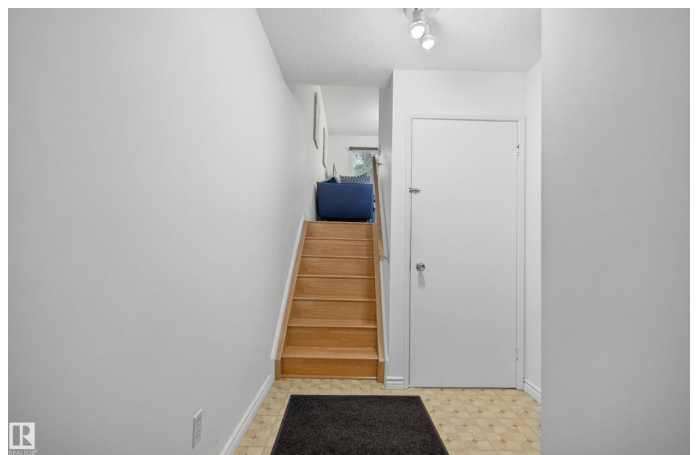
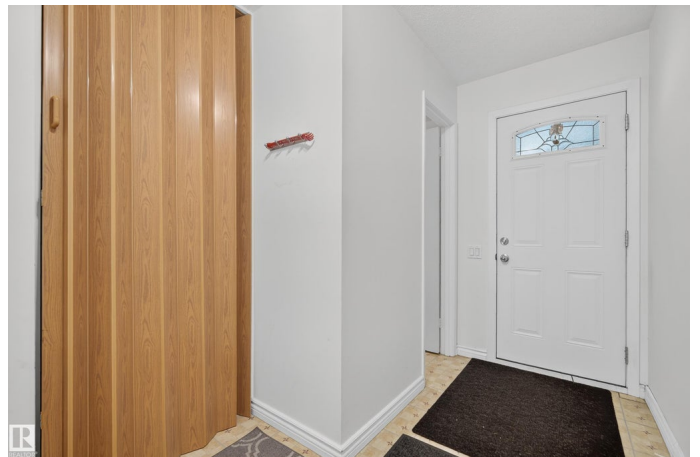
Built in 1972

Essential Information

MLS® # E4452139

Price \$233,900

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,293
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	77 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R9

Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	5
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Swimming Pool, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Wild Rose / Albert Lacombe
Middle	HillGrove / VJM
High	Paul Kane // SACHS

Additional Information

Date Listed	August 8th, 2025
Days on Market	9
Zoning	Zone 24
Condo Fee	\$391

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 August 17th, 2025 at 8:02pm MDT