

# \$264,900 - 307 Grandin Village, St. Albert

MLS® #E4458742

**\$264,900**

4 Bedroom, 1.50 Bathroom, 1,335 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Beautifully Updated End Unit Townhouse – Move-In Ready! This 1,335 sq. ft. 4-bedroom, 1.5-bath end unit offers stylish upgrades throughout, including FRESH paint throughout, NEW Window coverings throughout, NEWER furnace (2023), NEW light fixtures throughout, UPGRADED Aluminum wire conversion. Enjoy a bright, spacious layout with NEWER windows and patio doors leading to a private backyard oasis with mature trees and patio. Private front yard with sitting area. Close to schools, parks, and transit. A perfect place to call home!

Built in 1975

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4458742          |
| Price          | \$264,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,335             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 307 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2R6             |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 2                                                                                  |
| Parking        | Single Garage Attached                                                             |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                         |
| Exterior Features | Fenced, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 24              |
| Condo Fee      | \$604                |

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 October 18th, 2025 at 11:47pm MDT