

## \$315,000 - 272 Grandin Village, St. Albert

MLS® #E4463016

**\$315,000**

3 Bedroom, 1.50 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Beautifully renovated and modern 2-storey townhome in Grandin Village! Modern OPEN KITCHEN with gorgeous two-tone cabinets, extra storage space, sparkling backsplash & feature shelving. Spacious living & dining rooms with built-in shelving & a built-in fireplace to cozy up to during those cold winter nights. Large windows & patio doors invite ample natural light and lead into the backyard that features a private deck and a pergola. Upstairs, there are 3 bedrooms & an updated 4-piece bathroom. The basement is fully finished for extra living space or even a games room! Newer HWT & 12' X 22' single attached garage with ample storage space. The electrical panel was recently upgraded to 100 AMP, and central air conditioning was added in 2025. Welcome to your new home in the convenient and desirable neighbourhood of Grandin. The largest outdoor farmers' market in Western Canada is just a short walk away. Easy and quick access to the Anthony Henday & Edmonton

Built in 1975

### Essential Information

MLS® # E4463016

Price \$315,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,216             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 272 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2R6             |

### **Amenities**

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 3                                                                                 |
| Parking        | Parking Pad Cement/Paved, Single Garage Attached                                  |

### **Interior**

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                |
| Fireplace    | Yes                                                                                                      |
| Fireplaces   | Glass Door                                                                                               |
| Stories      | 3                                                                                                        |
| Has Basement | Yes                                                                                                      |
| Basement     | Full, Finished                                                                                           |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                 |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Stucco, Vinyl                                     |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 24            |
| Condo Fee      | \$544              |

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Listing information last updated on November 4th, 2025 at 8:47am MST