

# \$255,000 - 13 Grandin Woods Estates, St. Albert

MLS® #E4421422

**\$255,000**

3 Bedroom, 1.50 Bathroom, 1,232 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this updated townhome in the highly sought-after Grandin Wood Estates of St. Albert! Move-in ready with recent renovations, this home offers a bright and inviting space for its next owners. Step inside to an open-concept living area with updated flooring throughout. The refreshed kitchen features brand-new countertops, modern cabinetry, and ample storage, making meal prep a breeze. The spacious living room provides a cozy yet stylish setting, perfect for relaxing or entertaining. Outside, enjoy a low-maintenance yard with a large deck and green space—ideal for summer barbecues or unwinding after a long day. Upstairs, you’ll find three generously sized bedrooms, floor-to-ceiling closets for extra storage, and an updated bathroom with a fresh, modern feel. Located close to all essential amenities and just minutes from Big Lake’s beautiful walking trails, this home offers comfort, convenience, and a fantastic location.

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4421422  |
| Price     | \$255,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,232             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 13 Grandin Woods Estates |
| Area        | St. Albert               |
| Subdivision | Grandin                  |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 2Y4                  |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                          |
| Parking        | Single Garage Attached, Stall                                              |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Fireplace    | Yes                                                                                                                                            |
| Fireplaces   | Mantel                                                                                                                                         |
| Stories      | 3                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                             |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, No Through Road, |

Picnic Area, Playground Nearby, Schools, Shopping Nearby

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Wild Rose        |
| Middle     | Å%cole Hillgrove |
| High       | Paul Kane High   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 65                  |
| Zoning         | Zone 24             |
| Condo Fee      | \$639               |

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Listing information last updated on April 19th, 2025 at 4:17am MDT