

## \$279,900 - 33 Grandin Woods, St. Albert

MLS® #E4438471

**\$279,900**

3 Bedroom, 2.50 Bathroom, 1,188 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

AMAZING LOCATION, END UNIT, AIR CONDITIONED!! this unit backs on green space and has numerous UPGRADES new Kitchen, new stainless steel appliances, new paint, newer furnace newer hot water tank, new 1/2 bathroom. This home features 3 bdrm and 2 1/2 baths AND a fully finished basement. The home has a fenced yard and an attached single garage. The complex features newer windows and doors, newer roof, newer garage door and newer exterior. ALL it needs is a "new" owner!!

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4438471          |
| Price          | \$279,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,188             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 33 Grandin Woods |
| Area        | St. Albert       |
| Subdivision | Grandin          |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 2Y4          |

## Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Single Garage Attached   |

## Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 49             |
| Zoning         | Zone 24        |
| Condo Fee      | \$728          |

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