

## \$277,000 - 199 Grandin Village, St. Albert

MLS® #E4457313

**\$277,000**

4 Bedroom, 2.50 Bathroom, 1,315 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Exceptional 4-bed, 2-bath townhome in the sought-after Grandin Village, St. Albert. This 1,300+ sq ft, 2-storey end-unit boasts a newly finished basement with a brand-new 4-pc bathroom and a spacious single attached garage. Move-in ready, the main floor features a large kitchen with ample cabinetry, newer stainless steel appliances and all new flooring on upper floors. The open dining/living area flows to a private, fenced backyard with new landscaping including artificial turf—perfect for relaxing or entertaining. Upstairs, find 4 generous bedrooms and a 4-pc bathroom. The basement wows with a new recreation room area, ideal for an office or gym. Low condo fees cover water and sewer. Steps from parks, schools, shopping, and transit, with easy Anthony Henday access for Edmonton commutes. Don't miss this gem in a well-managed complex

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457313  |
| Price      | \$277,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,315             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 199 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2J3             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 3                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                      |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stucco, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

Days on Market     17  
Zoning                Zone 24  
Condo Fee           \$536

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