

## \$238,500 - 119 Grandin Village, St. Albert

MLS® #E4432615

**\$238,500**

3 Bedroom, 1.50 Bathroom, 1,292 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

This meticulously maintained two-story townhouse provides an ideal combination of comfort and space suitable for a family. The open-concept living room is filled with abundant natural light. The beautifully updated kitchen is perfect for family gatherings, and there is access to a private fenced yard from the dining room, ideal for barbecues. The upper level features three generous sized bedrooms along with a spacious bathroom. The basement is partially finished, allowing for personal customization, and includes a new hot water tank, washer, and dryer installed in 2021. Conveniently located near public transportation, schools, shopping, and walking trails, this property is perfect for first-time homebuyers or as an investment opportunity.

Built in 1972

### Essential Information

MLS® #	E4432615
Price	\$238,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,292
Acres	0.00



Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	119 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R9

### Amenities

Amenities	On Street Parking, No Smoking Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	7
Zoning	Zone 24

Condo Fee                \$377

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Listing information last updated on April 30th, 2025 at 10:02pm MDT