

## \$414,900 - 77 Grosvenor Boulevard, St. Albert

MLS® #E4451668

**\$414,900**

4 Bedroom, 2.00 Bathroom, 946 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Nicely upgraded 945 sq. ft. bungalow directly across the street from a middle school, skating rink, outdoor pool and park! Newer kitchen cabinets, countertops and stainless steel appliances. Main floor has vinyl plank flooring throughout. Beautiful mother in law suite in basement with large rec room, 3 pce bath and 4th bedroom. Newer sewer line, shingles on home, electrical panel and HWT (2020). Large backyard plus a double detached garage. Some photos have been virtually staged.

Built in 1960

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451668               |
| Price          | \$414,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 946                    |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                        |
|-------------|------------------------|
| Address     | 77 Grosvenor Boulevard |
| Area        | St. Albert             |
| Subdivision | Grandin                |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 0X8                |

### **Amenities**

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Fire Pit, No Smoking Home, Vinyl Windows, Wood Windows |
| Parking   | Double Garage Detached                                 |

### **Interior**

|              |                                                                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Stove-Electric, Washer, See Remarks, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                           |
| Stories      | 2                                                                                                                                                                                                   |
| Has Suite    | Yes                                                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                                                      |

### **Exterior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 34               |
| Zoning         | Zone 24          |

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Listing information last updated on September 9th, 2025 at 11:17pm MDT