

## \$269,900 - 33 Grandin Woods, St. Albert

MLS® #E4438471

**\$269,900**

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	\$269,900
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	74
Zoning	Zone 24
Condo Fee	\$728

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