

## \$267,500 - 106 81 Grandin Road, St. Albert

MLS® #E4439027

### \$267,500

1 Bedroom, 1.00 Bathroom, 985 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Cozy townhome in beautiful Grandin area of St Albert. Two bedrooms plus a den, the second bedroom was converted to laundry area for mobility issues but can easily be converted back to a bedroom. Upgraded cabinetry, furnace, HWT, light fixtures, doors, trim, crown moldings. All with such style. Huge family room and workshop in basement. One of only two units with a storage shed! All surrounded by trees and a park. This is a turn key home. Two energized parking stall in front of home!

Built in 1983

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4439027          |
| Price          | \$267,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 985               |
| Acres          | 0.00              |
| Year Built     | 1983              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 106 81 Grandin Road |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 5G7             |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | No Animal Home, Vinyl Windows |
| Parking Spaces | 2                             |
| Parking        | 2 Outdoor Stalls              |

### **Interior**

|              |                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                            |
| Fireplace    | Yes                                                                                                                  |
| Fireplaces   | Corner                                                                                                               |
| Stories      | 2                                                                                                                    |
| Has Basement | Yes                                                                                                                  |
| Basement     | Full, Finished                                                                                                       |

### **Exterior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood                                                                      |
| Exterior Features | Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood                                                                      |
| Foundation        | Concrete Perimeter                                                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 75             |
| Zoning         | Zone 24        |
| Condo Fee      | \$497          |

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