

## \$254,900 - 9 Grandin, St. Albert

MLS® #E4450706

**\$254,900**

3 Bedroom, 1.50 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

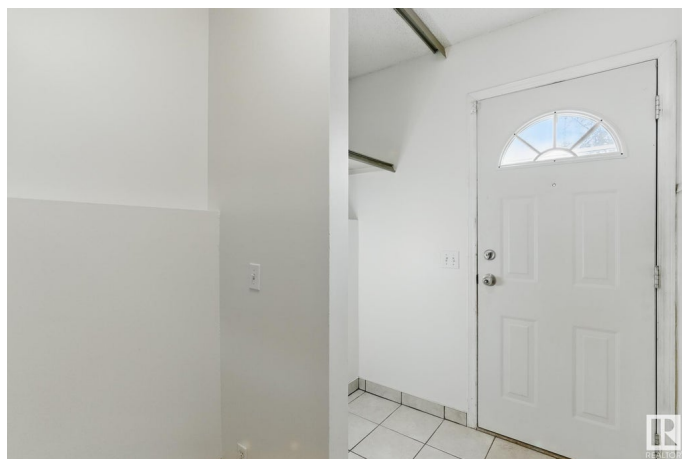
Grandin, St. Albert, AB

Welcome to 9 Grandin Woods Estates, a charming end-unit townhouse located in the heart of St. Albert's mature Grandin community. This 3-bedroom, 1.5-bathroom home offers outstanding value with recent updates including new main floor flooring, fresh paint throughout, and renovated bathrooms—all move-in ready! Enjoy the convenience of a single attached garage and the privacy of an end unit that backs onto a green space and has a private fenced grass backyard. Ideally situated with quick access to Ray Gibbons Drive and the Anthony Henday, and just minutes from schools, parks, walking trails, and public transit—this home combines comfort, location, and lifestyle. Whether you're a savvy investor or a first-time buyer, this is a great opportunity in one of St. Albert's most established and sought-after communities.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450706  |
| Price      | \$254,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,119             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |            |
|-------------|------------|
| Address     | 9 Grandin  |
| Area        | St. Albert |
| Subdivision | Grandin    |
| City        | St. Albert |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T8N 2Y4    |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Off Street Parking, Hot Water Natural Gas, Parking-Visitor |
| Parking   | Single Garage Attached                                     |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Double Sided                                                               |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 24          |
| Condo Fee      | \$731            |

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Listing information last updated on August 11th, 2025 at 4:47am MDT