

## \$209,900 - 111 Grandin Village, St. Albert

MLS® #E4429649

**\$209,900**

3 Bedroom, 1.50 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Talk about an opportunity knocking here in Grandin Village! This 3 bedroom, 1.5 bathroom end-unit townhome is full of potential and ready for your vision. Backing onto a park, it offers a private, fenced yard and a low traffic location within the complex. You'll appreciate the updated windows and furnace, helping to reduce future upgrade costs. The spacious main floor provides a bright living area, while the partially finished basement features a den and storage room for added flexibility. Upstairs, you'll find three generously sized bedrooms and a full bath. With reasonable condo fees, one energized parking stall, and a family-friendly layout, this property is perfect for investors or buyers looking to build sweat equity. Don't miss your chance to transform this home and add value in a great location! Lots of visitor parking available and within walking distance to several parks, schools, walking trails and the beautiful St. Albert downtown core! Quick possession available.

Built in 1972

### Essential Information

MLS® # E4429649

Price \$209,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	111 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R9

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Vinyl Windows
Parking	Stall

### Interior

Appliances	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	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, No Through Road, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	Wild Rose
Middle	Hillgrove
High	Paul Kane

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	12
Zoning	Zone 24
Condo Fee	\$352

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