\$299,900 - 346 Grandin Village, St. Albert

MLS® #E4434245

\$299,900

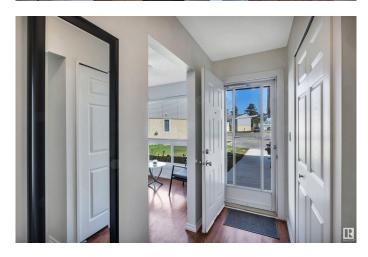
3 Bedroom, 2.00 Bathroom, 1,230 sqft Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Bright and sunny 1230 sq. ft. 2 storey end unit in a great location in Grandin Village Phase 3. Freshly painted in modern colours. Laminate flooring throughout the main floor. Galley kitchen with lots of cupboard space, dining room and spacious living room with a wood burning fireplace. There are 3 bedrooms upstairs including a large primary with a 2 pce ensuite. The tub in the main bath has been reglazed. The basement features a rec room perfect for the kids to run around in. Â Newer hot water tank (2021) & furnace (2022). Single attached garage has newly poured driveway and extra wide pad. Huge deck in the south facing backyard. Well managed complex. Newer windows, siding, shingles and fence. Great location close to all amenities.







Built in 1975

Essential Information

| MLS® # | E4434245 |
|----------------|-----------|
| Price | \$299,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,230 |
| Acres | 0.00 |

| Year Built | 1975 |
|------------|-------------------|
| Туре | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 346 Grandin Village |
|-------------|---------------------|
| Area | St. Albert |
| Subdivision | Grandin |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 2R6 |

Amenities

| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl |
|-----------|---|
| | Windows |
| Dorking | Single Corage Attached |

Parking Single Garage Attached

Interior

| Interior Features | ensuite bathroom | |
|-------------------|--|--|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window | |
| | Coverings | |
| Heating | Forced Air-1, Natural Gas | |
| Fireplace | Yes | |
| Fireplaces | Mantel | |
| Stories | 3 | |
| Has Basement | Yes | |
| Basement | Full, Finished | |
| Exterior | | |
| Exterior | Wood, Stucco, Vinyl | |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby | |

- RoofAsphalt ShinglesConstructionWood, Stucco, Vinyl
- Foundation Concrete Perimeter

Additional Information

| Date Listed | May 2nd, 2025 |
|----------------|---------------|
| Days on Market | 14 |
| Zoning | Zone 24 |
| Condo Fee | \$564 |

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Listing information last updated on May 16th, 2025 at 12:32am MDT