

\$349,000 - 23 35 Grandin Road, St. Albert

MLS® #E4438406

\$349,000

3 Bedroom, 1.50 Bathroom, 1,003 sqft
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Nestled in a prime south-facing location directly BACKING ONTO THE SERENE GRANDIN POND ECO PARK & its picturesque walking paths. NO AGE RESTRICTIONS, this unique 3-level condo offers the perfect blend of charm, comfort, & convenience. The upper 2 floors boast an inviting layout that includes a sun-filled living room w/ hardwood flooring, a formal dining area & an updated kitchen complete w/ new countertops & backsplash. Step outside through the patio doors from the dinette & take in the tranquil views from your private deck. Upstairs, unwind in the stunning family room featuring a cozy STONE F/P—perfect for relaxing evenings. Downstairs, the spacious primary suite awaits w/ a walk-in closet & full ensuite bath. 2 additional large bedrooms & a generous utility/storage room feat. NEWER MECHANICAL systems including the furnace, humidifier & hot water tank—provide ample living space. Close to schools, shopping, public transit, & endless outdoor trails!

Built in 1990

Essential Information

MLS® #	E4438406
Price	\$349,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,003
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	3 Level Split
Status	Active

Community Information

Address	23 35 Grandin Road
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5W2

Amenities

Amenities	Closet Organizers, Crawl Space, Deck, Parking-Visitor, See Remarks
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Preserved Wood

Additional Information

Date Listed May 24th, 2025
Days on Market 39
Zoning Zone 24
Condo Fee \$437

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