

Courtesy Of Dan Royer Of Initia Real Estate

# \$485,000 - 16 Graham Avenue, St. Albert

MLS® #E4461320

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,544 sqft  
Single Family on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this stunning Grandin two-storey that feels brand new from top to bottom! Every detail has been beautifully updated â€” fresh paint (2025), brand new carpet (2025), newer windows and doors, and a bright, open layout filled with natural light. The massive 16â€™ x 13â€™ primary suite impresses with a private balcony and 4-piece ensuite. Two additional bedrooms and another full bath complete the upper floor. The huge kitchen boasts newer white cabinets and stainless steel appliances (fridge, stove, and dishwasher all 2025), flowing seamlessly into the spacious dining and living areas. The fully finished basement is as spotless and inviting as the rest of the home, with loads of storage in the mechanical room. Outside, the landscaping is absolutely incredible with mature trees, a stamped concrete patio, and a new driveway (2023). Furnace and hot water tank (2019). Oversized garage and unbeatable location near schools and parks â€” completely move-in ready!

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461320  |
| Price     | \$485,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,544                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16 Graham Avenue |
| Area        | St. Albert       |
| Subdivision | Grandin          |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 1T6          |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | No Smoking Home, Patio, Vinyl Windows |
| Parking   | Over Sized, Single Garage Attached    |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Brick Facing                                                                                                 |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Brick, Metal                           |
| Exterior Features | Fenced, Landscaped, Private Setting, Schools |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Brick, Metal                           |

Foundation                Concrete Perimeter

**School Information**

Elementary                Wild Rose Elementary (K-4)  
Middle                     Hillgrove School (5-9)  
High                        Paul Kane High Sch (10-12)

**Additional Information**

Date Listed                October 8th, 2025  
Days on Market        5  
Zoning                     Zone 24

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