

## \$244,900 - 324 Grandin Village, St. Albert

MLS® #E4461538

**\$244,900**

3 Bedroom, 2.00 Bathroom, 1,163 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

**MOVE-IN-READY WITH BEAUTIFUL UPGRADES!** This well-maintained 3 bed, 1 full + 2 half baths townhouse condo offers bright, functional living. Enjoy a spacious living room with **BRAND NEW** vinyl plank flooring, a formal dining area with garden doors to the freshly landscaped backyard, and an **UPDATED** kitchen with new fridge, dishwasher, cabinets, and fresh paint. Upstairs features three bedrooms including a primary with walk-through closet to a 2pc ensuite, plus a 4pc bath with a luxurious soaker tub. The fully finished basement includes a cozy family room, den, and laundry. Recent upgrades: new hot water tank, updated furnace, duct/dryer vent cleaning, new sod, new garage door opener, and freshly concreted driveway & walkway and fresh paved cul-de-sac. Located near schools, parks, trails, shopping & transit, with quick access to Ray Gibbon Dr, St Albert Trail, and Anthony Henday. Move-in ready & perfect for families! All this home needs is **YOU!**

Built in 1975

### Essential Information

MLS® #	E4461538
Price	\$244,900
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,163
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	324 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2R6

### Amenities

Amenities	Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Wild Rose Elementary
Middle	Hillgrove School
High	Paul Kane High School

**Additional Information**

Date Listed	October 9th, 2025
Days on Market	4
Zoning	Zone 24
Condo Fee	\$559

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