

\$299,900 - 168 Grandin Village, St. Albert

MLS® #E4460580

\$299,900

4 Bedroom, 1.50 Bathroom, 1,350 sqft
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Walkout basement! This incredible fully finished END UNIT townhouse features over 1940 square feet of total living space, including four bedrooms & two bathrooms. The main floor boasts beautiful vinyl plank flooring, updated lighting & soft modern paint colors. The upgraded kitchen has stainless steel appliances, white subway tile & an eating nook with window seat. The open dining & living area, with large windows, flows to a northwest facing balcony. Completing this level is a brand new two piece powder room. Wainscoting panels lead you upstairs where you find four generous sized bedrooms & a brand new five piece bathroom with quartz counter tops, dual sinks & a tiled shower. The walkout basement has an fantastic family room, built in bar with second fridge & laundry room. Enjoy the convenience of a walkout basement with doors leading to the lower private patio & a gate to an open green space close to Gatewood Park and the trail system. Single attached garage. Furnace & HWT (2018). Newer windows/doors.

Built in 1974

Essential Information

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Price \$299,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,350
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	168 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R9

Amenities

Amenities	Bar, Deck, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows, Walkout Basement
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	11
Zoning	Zone 24
Condo Fee	\$554

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