

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 1
Zoning Zone 24

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