

## \$209,900 - 111 Grandin Village, St. Albert

MLS® #E4429649

**\$209,900**

3 Bedroom, 1.50 Bathroom, 1,252 sqft  
Condo / Townhouse on 0.00 Acres

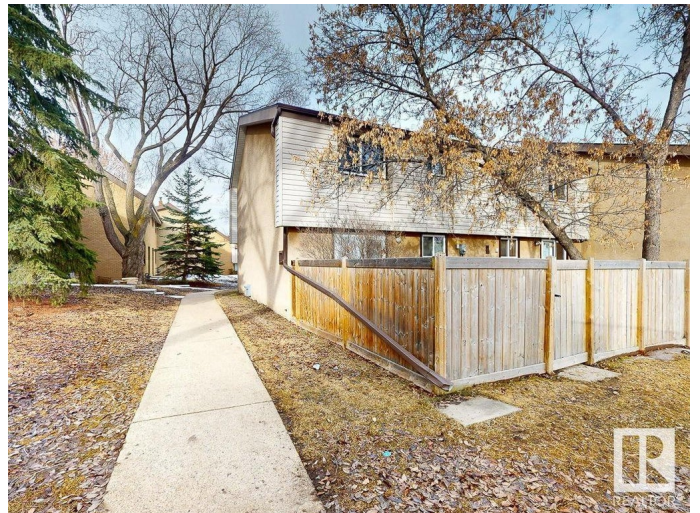
Grandin, St. Albert, AB

Talk about an opportunity knocking here in Grandin Village! This 3 bedroom, 1.5 bathroom end-unit townhome is full of potential and ready for your vision. Backing onto a park, it offers a private, fenced yard and a low traffic location within the complex. You'll appreciate the updated windows and furnace, helping to reduce future upgrade costs. The spacious main floor provides a bright living area, while the partially finished basement features a den and storage room for added flexibility. Upstairs, you'll find three generously sized bedrooms and a full bath. With reasonable condo fees, one energized parking stall, and a family-friendly layout, this property is perfect for investors or buyers looking to build sweat equity. Don't miss your chance to transform this home and add value in a great location! Lots of visitor parking available and within walking distance to several parks, schools, walking trails and the beautiful St. Albert downtown core! Quick possession available.

Built in 1972

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429649  |
| Price    | \$209,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,252             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 111 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 1R9             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Parking-Visitor, Vinyl Windows |
| Parking   | Stall   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                                      |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, No Through Road, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

## School Information

|            |           |
|------------|-----------|
| Elementary | Wild Rose |
| Middle     | Hillgrove |
| High       | Paul Kane |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 24         |
| Condo Fee      | \$352           |

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Listing information last updated on April 21st, 2025 at 6:17pm MDT