

## **\$324,000 - 40 Garden Crescent, St. Albert**

MLS® #E4433452

### **\$324,000**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

**INVESTOR ALERT or FIRST-TIME BUYER OPPORTUNITY!** Welcome to this well-maintained 3-bedroom, 2 full bath home in the desirable community of Grandin, offering 1,665 sq. ft. of developed living space with NO condo fees. Ideal for rental income or personal use, this home is move-in ready with key upgrades: roof, windows, & basement development all recently completed, plus kitchen improvements, a cozy gas fireplace, a new dishwasher, and a new hot water tank (2021). The spacious main floor layout flows nicely into the west-facing backyard, featuring a patio & a covered area for year-round enjoyment. The single attached garage provides secure parking & additional storage. The fully finished basement includes a large family room & an updated 4-piece bathroom with a deep soaker tub, perfect for relaxing or accommodating guests. This property faces a quiet green park space and is conveniently located near schools, shopping, public transit, & walking trails. A fantastic opportunity At an unbeatable price!

Built in 1960

### **Essential Information**

MLS® # E4433452

Price \$324,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,055                |
| Acres          | 0.00                 |
| Year Built     | 1960                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Garden Crescent |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0W9            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Fireplace    | Yes                                                                                                            |
| Fireplaces   | Glass Door                                                                                                     |
| Stories      | 3                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco        |
| Foundation   | Block, Brick, Stone |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Albert Lacombe Catholic |
| Middle     | Sir George Simpson      |
| High       | Paul Kane               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 107              |
| Zoning         | Zone 24          |

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Listing information last updated on August 15th, 2025 at 2:17am MDT