

## \$324,500 - 137 Grandin Village, St. Albert

MLS® #E4433552

**\$324,500**

4 Bedroom, 2.50 Bathroom, 1,247 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to 137 Grandin Village, a beautifully RENOVATED townhouse nestled in the heart of St. Albert's charming Grandin neighbourhood. This spacious 1,247 sq. ft. two-storey condo offers 4 bedrooms, 2.5 bathrooms, and a host of modern updates, making it an ideal choice for families, first-time buyers, or those looking to downsize without compromising on comfort. Enjoy cooking in your BRAND NEW kitchen featuring stainless steel appliances, shaker style cabinets, and a large walk-in pantry. The main floor boasts a large living room, dining and patio doors leading to a private, fenced backyard. Upstairs, you'll find three generously sized bedrooms, including an oversized primary bedroom, all complemented by a BRAND NEW 4-piece bathroom. The fully finished basement offers additional living space with a recreation room, FOURTH BEDROOM, THIRD BATHROOM & laundry area. UPGRADES include: fresh paint, CUSTOM front entrance, ALL NEW FLOORING, doors, trim, LIGHTING, deep soaker tub, QUARTZ throughout and faucets.

Built in 1972

### Essential Information

MLS® # E4433552

Price \$324,500



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	137 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R9

### **Amenities**

Amenities	See Remarks
Parking	2 Outdoor Stalls

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Zoning	Zone 24
Condo Fee	\$348

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