

\$299,900 - 346 Grandin Village, St. Albert

MLS® #E4434245

\$299,900

3 Bedroom, 2.00 Bathroom, 1,230 sqft
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Bright and sunny 1230 sq. ft. 2 storey end unit in a great location in Grandin Village Phase 3. Freshly painted in modern colours. Laminate flooring throughout the main floor. Galley kitchen with lots of cupboard space, dining room and spacious living room with a wood burning fireplace. There are 3 bedrooms upstairs including a large primary with a 2 pce ensuite. The tub in the main bath has been reglazed. The basement features a rec room perfect for the kids to run around in. Newer hot water tank (2021) & furnace (2022). Single attached garage has newly poured driveway and extra wide pad. Huge deck in the south facing backyard. Well managed complex. Newer windows, siding, shingles and fence. Great location close to all amenities.

Built in 1975

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4434245 |
| Price | \$299,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,230 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 1975 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 346 Grandin Village |
| Area | St. Albert |
| Subdivision | Grandin |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 2R6 |

Amenities

| | |
|-----------|-----------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 7 |
| Zoning | Zone 24 |
| Condo Fee | \$564 |

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Listing information last updated on May 9th, 2025 at 5:17pm MDT