

## \$319,900 - 137 Grandin Wood(s), St. Albert

MLS® #E4441318

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,715 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Discover this spacious town home in the desirable condo complex of Grandin Woods. VINYL PLANK FLOORING flows from the front entrance throughout the main floor. The kitchen is at the front of the unit with access to a front deck. The eat-in kitchen features dark cabinetry, stainless steel appliances, tile back splash and the laundry facilities. The large living room has a feature mirror wall, a corner electric fireplace, GARDEN DOORS to the picturesque back yard and opens to the formal dining room. Newer carpeting leads up stairs into the THREE SPACIOUS BEDROOMS. The four-piece ensuite and the main four-piece bathroom were both renovated with soaker tubs. The basement has a finished family room and an office. Upgrades to this home include the furnace and hot water tank in 2020. The fenced backyard has a nice stone patio and raised planter beds with mature perennials. The single attached garage completes this excellent property.

Built in 1979

### Essential Information

MLS® #	E4441318
Price	\$319,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,715
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	137 Grandin Wood(s)
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Y4

### Amenities

Amenities	Parking-Visitor
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	14
Zoning	Zone 24
Condo Fee	\$511

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