

## \$299,900 - 87 Grosvenor Boulevard, St. Albert

MLS® #E4461916

**\$299,900**

4 Bedroom, 2.00 Bathroom, 836 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Located on a beautiful tree line this home is perfect for first time buyer. Visualize what this wonderful 836 sq ft bilevel will look like and you will immediately love the opportunity. Super 70's vibe with the vaulted ceilings throughout the main level. Living room spans the full depth of the home, streaming in natural light. Featured gas fireplace with floor to ceiling stone wall and mantle - truly a grand display. Kitchen space is functional in design and is overlooking the backyard. Dining area separates the kitchen and livingroom. .Main floor master bedroom with an ensuite four piece bathroom. Lower level has large windows that open this space up to even more natural light. With a family room (currently used as a craft room, 3 more bedrooms and a bathroom this level is complete. Separate entrance. Hot Water Tank 2023. Single garage & car port. Amazing lot with fruit trees. Close to schools. Lovely neighbourhood to call home.

Built in 1962

### Essential Information

MLS® #	E4461916
Price	\$299,900
Lease Rate	\$19
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	87 Grosvenor Boulevard
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0X9

### **Amenities**

Amenities	Deck
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Rolling Land, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 13th, 2025

Days on Market      9

Zoning                Zone 24

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