

## \$325,000 - 111 Grandin Village, St. Albert

MLS® #E4457149

**\$325,000**

4 Bedroom, 2.50 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to 111 Grandin Village, a beautifully RENOVATED townhouse nestled in the heart of St. Albert's charming Grandin neighbourhood. This spacious over 1,200sq. 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. New cabinets, and a custom coffee bar area with open shelving. The main floor boasts a large living room, dining and patio doors leading to a private, fenced backyard backing green space. 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 bench, ALL NEW FLOORING, doors, trim, LIGHTING, deep soaker tub, QUARTZ throughout and faucets.

Built in 1972

### Essential Information

MLS® # E4457149

Price \$325,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,252             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 1R9             |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Parking-Visitor, See Remarks |
| Parking   | Stall                        |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, See Remarks  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 24              |
| Condo Fee      | \$352                |

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Listing information last updated on September 14th, 2025 at 3:32pm MDT