

## \$249,900 - 225 Grandin Village, St. Albert

MLS® #E4453456

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,121 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Affordable 3-Bedroom Condo in St. Albert This attached condo offers a practical layout with 3 bedrooms, a fully finished basement for extra living space, and recent updates including new windows and a new rubber coating on the driveway. Conveniently located close to downtown St. Albert, schools, shopping, and amenities, this home is a great option for buyers looking for value and a central location. With some personal touches, this property can be a comfortable home or an excellent investment opportunity.

Built in 1974

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453456          |
| Price          | \$249,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,121             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 225 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2J3             |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher - Energy Star, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Stories      | 3                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | Full, Finished                                                                                   |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 32                |
| Zoning         | Zone 24           |
| Condo Fee      | \$457             |

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Listing information last updated on September 18th, 2025 at 4:03pm MDT