

## \$369,900 - 35 Grandin Road, St. Albert

MLS® #E4441057

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,022 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to Gentry Lane and this stunning air conditioned condo with double attached garage! Nestled in the tranquil community of Grandin, this meticulously renovated home backs onto lush green-space and Grandin Pond Eco Park offering both privacy and picturesque views. This unique three level condo has been expertly updated, showcasing high-quality finishes and careful attention to detail throughout. Open and airy spacious front living room, flex/dining room space (perfect reading nook!), gourmet kitchen with an abundance of cabinets, stainless steel appliances, ample counter space and patio doors leading to your raised private deck. Large primary suite with beautifully renovated three piece bath. Lower level offers large windows with an abundance of light, two bedrooms, perfect family room with wood burning fireplace and full four piece bath/laundry. Youâ€™ll love living here!

Built in 1990

### Essential Information

MLS® #	E4441057
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,022
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	3 Level Split
Status	Active

### **Community Information**

Address	35 Grandin Road
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5W2

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Vinyl Shingles

Construction	Wood, Vinyl
Foundation	Preserved Wood

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
Zoning	Zone 24
Condo Fee	\$440

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