

## \$277,000 - 199 Grandin Village, St. Albert

MLS® #E4457313

**\$277,000**

4 Bedroom, 2.50 Bathroom, 1,315 sqft  
Condo / Townhouse on 0.00 Acres

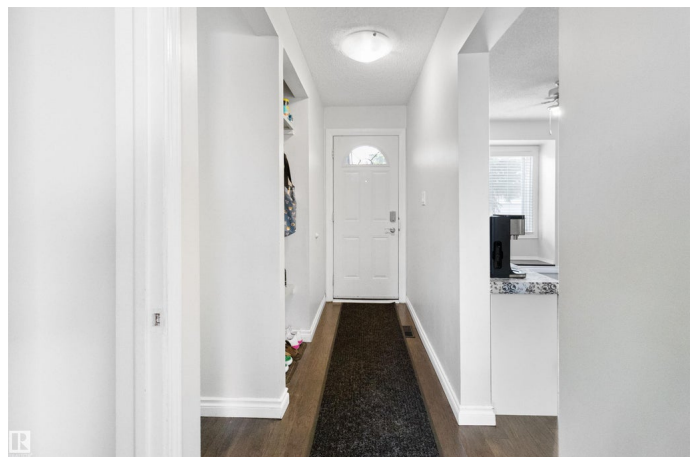
Grandin, St. Albert, AB

Exceptional 4-bed, 2-bath townhome in the sought-after Grandin Village, St. Albert. This 1,300+ sq ft, 2-storey end-unit boasts a newly finished basement with a brand-new 4-pc bathroom and a spacious single attached garage. Move-in ready, the main floor features a large kitchen with ample cabinetry, newer stainless steel appliances and all new flooring on upper floors. The open dining/living area flows to a private, fenced backyard with new landscaping including artificial turf—perfect for relaxing or entertaining. Upstairs, find 4 generous bedrooms and a 4-pc bathroom. The basement wows with a new recreation room area, ideal for an office or gym. Low condo fees cover water and sewer. Steps from parks, schools, shopping, and transit, with easy Anthony Henday access for Edmonton commutes. Don't miss this gem in a well-managed complex

Built in 1974

### Essential Information

MLS® #	E4457313
Price	\$277,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,315
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	199 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2J3

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 11th, 2025
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Days on Market	6
Zoning	Zone 24
Condo Fee	\$536

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Listing information last updated on September 17th, 2025 at 2:02am MDT