

## \$324,900 - 100 Grandview Ridge, St. Albert

MLS® #E4460891

**\$324,900**

4 Bedroom, 2.50 Bathroom, 1,446 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to Grandview Ridge! This thoughtfully laid-out 4-level townhouse is filled with charm and natural light. Step into your inviting entrance and down into a spacious kitchen, updated with sleek countertops and classic subway tile. Just around the corner, enjoy a bright dining area overlooking your fenced backyard and a cozy living room that is perfect for unwinding. Upstairs, retreat to your private primary bedroom, while a second bedroom and full bath are just steps away. The upper level features another generous bedroom or flex space with soaring vaulted ceilings, offering endless possibilities. The lower level provides extra storage or a spot for a home gym. Keep your vehicle warm and secure in the attached double garage. Nestled in one of St. Albert's most established neighbourhoods, you are close to excellent schools, parks, an outdoor pool, and beautiful trails that connect you to the whole city.

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460891  |
| Price      | \$324,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,446             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 4 Level Split     |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 100 Grandview Ridge |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 1T3             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                    |
| Exterior Features | Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Brick, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

### School Information

|            |             |
|------------|-------------|
| Elementary | Wild Rose   |
| Middle     | Lorne Akins |
| High       | Paul Kane   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 32                |
| Zoning         | Zone 24           |
| Condo Fee      | \$465             |

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Listing information last updated on November 5th, 2025 at 2:17am MST