

## \$399,900 - 41 Gainsborough Avenue, St. Albert

MLS® #E4432662

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Location, location, location. This charming 4-bedroom home is nestled in the mature Grandin neighborhood. Situated across from a school and park, it offers convenience and community spirit. Boasting a generous 1250 sq. ft. of living space, this bungalow seamlessly blends traditional comfort and contemporary flair. The heart of the home is finished with laminate flooring, a spacious bow window that bathes the living and dining room in natural light. The open-plan kitchen features a movable island, and two-tone cabinets. The primary bedroom is complete with a convenient 2pc. ensuite. Alongside, two well-proportioned bedrooms complete the main floor. A partially finished basement presents endless possibilities, with a large recreational room, laundry, a versatile den, plus an additional bedroom, and bathroom. The expansive south-facing yard is ideal for play, gardening, or basking in the warmth of a summer's evening. With quick access to local, this house is perfect to be your next home!

Built in 1973

### Essential Information

MLS® # E4432662

Price \$399,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,234                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 41 Gainsborough Avenue |
| Area        | St. Albert             |
| Subdivision | Grandin                |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 0W3                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, No Smoking Home                                   |
| Parking   | Front Drive Access, No Garage, Parking Pad Cement/Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal   |

Foundation                Concrete Perimeter

**School Information**

Elementary                Albert Lacombe, Wild Rose  
Middle                      Sir George Simpson, VJM  
High                        SACHS, Bellerose

**Additional Information**

Date Listed                April 24th, 2025  
Days on Market        8  
Zoning                      Zone 24

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