

## \$359,900 - 40 Garden Crescent, St. Albert

MLS® #E4433452

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

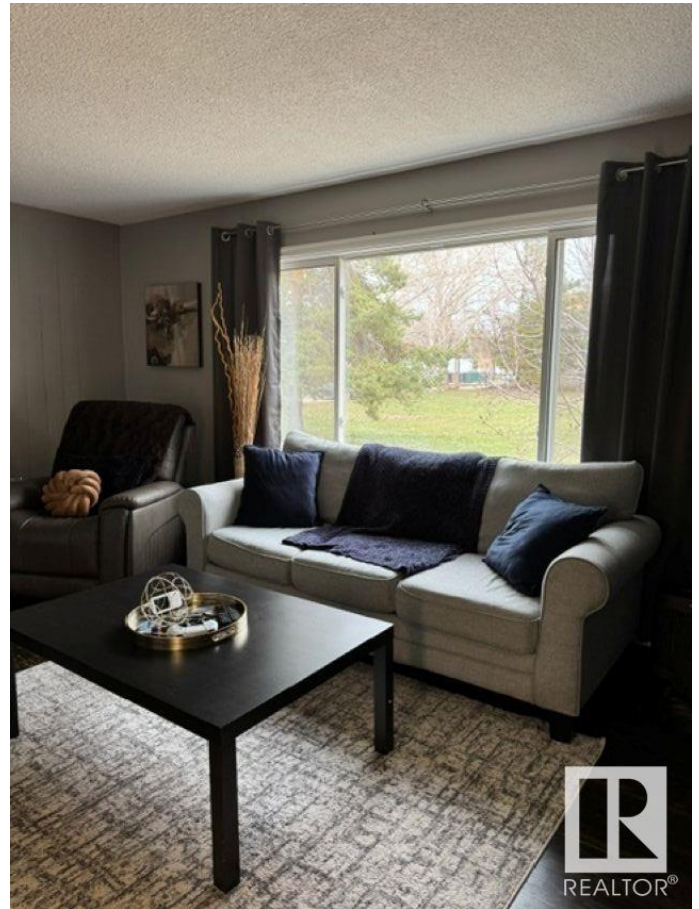
Grandin, St. Albert, AB

**NO CONDO FEES! Updated 3-Bedroom Townhouse in Desirable Grandin Neighborhood** Welcome to this beautifully maintained 2-storey residential attached offering 1,055 sq.ft. of comfortable living space. This 3-bedroom, 2 full-bath home is move-in ready with numerous updates including a newer roof, windows, basement development, kitchen upgrades, gas fireplace, new dishwasher, and new hot water tank (2021) Enjoy the convenience of a single garage—perfect for your vehicle, garden tools, and bike storage. Relax in the west-facing backyard featuring a charming cement pad for outdoor furniture, a concrete pond, and a covered patio for year-round enjoyment. The fully developed basement includes a spacious family room and a newer 4-piece bathroom with a deep soaker tub. Ideally located facing a green park space and close to all amenities, this property offers the perfect combination of comfort, style, and location—with no condo fees!

Built in 1960

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4433452  |
| Price    | \$359,900 |
| Bedrooms | 3         |



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,055                |
| Acres          | 0.00                 |
| Year Built     | 1960                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 40 Garden Crescent |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0W9            |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Single Garage Detached |

### **Interior**

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Fireplace    | Yes                                                                                                            |
| Fireplaces   | Glass Door                                                                                                     |
| Stories      | 3                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### **Exterior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stucco                                                                                                              |

Foundation                      Block, Brick, Stone

**School Information**

Elementary                      Albert Lacombe Catholic  
Middle                              Sir George Simpson  
High                                 Paul Kane

**Additional Information**

Date Listed                      April 30th, 2025  
Days on Market                1  
Zoning                              Zone 24



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