

## \$349,900 - 191 Grandin Village, St. Albert

MLS® #E4461770

**\$349,900**

4 Bedroom, 3.50 Bathroom, 1,258 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to 191 Grandin Village, a beautifully RENOVATED townhouse nestled in the heart of St. Albert's charming Grandin neighbourhood. This spacious over 1,250 square foot two-storey condo offers 4 bedrooms, 3.5 bathrooms, and a host of modern updates, making it an ideal choice for families, first-time buyers, or those looking to downsize without compromising on comfort. New SHAKER kitchen cabinets, and a bonus dining or extra storage area with large window. The main floor also boasts a large living room, dining and patio doors leading to a private, fenced LOW MAINTENANCE backyard. Upstairs, you'll find three generously sized bedrooms, including an oversized primary bedroom WITH ENSUITE and a NEW 4-piece bath to finish upstairs. The fully finished basement offers additional living space/recreation room, FOURTH BEDROOM, FOURTH BATHROOM & laundry area. UPGRADES include: fresh paint, CUSTOM front entrance bench, ALL NEW FLOORING, doors, trim, LIGHTING, deep soaker tub, QUARTZ, NEW APPLIANCES & NEW faucets.

Built in 1974

### Essential Information

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|                |                   |
|----------------|-------------------|
| Price          | \$349,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,258             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 191 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

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

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 24            |
| Condo Fee      | \$485              |

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Listing information last updated on October 15th, 2025 at 7:17pm MDT