

## \$319,900 - 137 Grandin Wood(s), St. Albert

MLS® #E4441318

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,715 sqft

Condo / Townhouse on 0.00 Acres

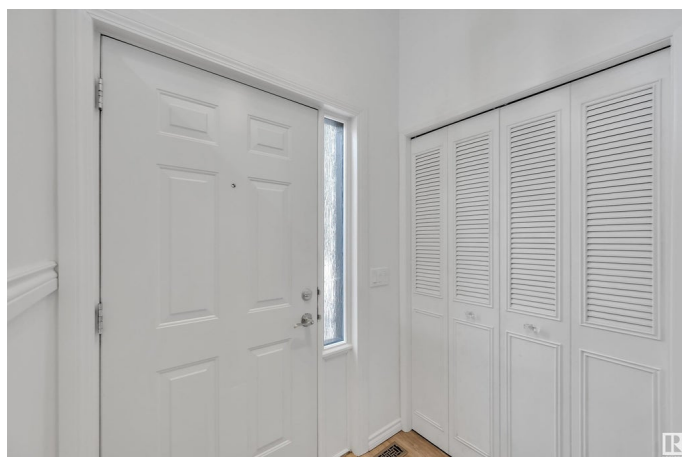
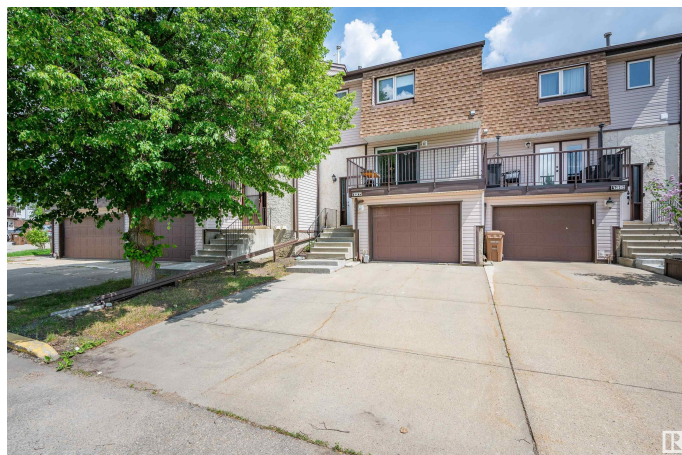
Grandin, St. Albert, AB

Discover this spacious town home in the desirable condo complex of Grandin Woods. VINYL PLANK FLOORING flows from the front entrance throughout the main floor. The kitchen is at the front of the unit with access to a front deck. The eat-in kitchen features dark cabinetry, stainless steel appliances, tile back splash and the laundry facilities. The large living room has a feature mirror wall, a corner electric fireplace, GARDEN DOORS to the picturesque back yard and opens to the formal dining room. Newer carpeting leads up stairs into the THREE SPACIOUS BEDROOMS. The four-piece ensuite and the main four-piece bathroom were both renovated with soaker tubs. The basement has a finished family room and an office. Upgrades to this home include the furnace and hot water tank in 2020. The fenced backyard has a nice stone patio and raised planter beds with mature perennials. The single attached garage completes this excellent property.

Built in 1979

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441318  |
| Price     | \$319,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,715             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 137 Grandin Wood(s) |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2Y4             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                              |
| Stories           | 3                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 24        |
| Condo Fee      | \$511          |

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Listing information last updated on June 16th, 2025 at 9:32am MDT