

## \$299,900 - 346 Grandin Village, St. Albert

MLS® #E4434245

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,230 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Bright and sunny 1230 sq. ft. 2 storey end unit in a great location in Grandin Village Phase 3. Freshly painted in modern colours. Laminate flooring throughout the main floor. Galley kitchen with lots of cupboard space, dining room and spacious living room with a wood burning fireplace. There are 3 bedrooms upstairs including a large primary with a 2 pce ensuite. The tub in the main bath has been reglazed. The basement features a rec room perfect for the kids to run around in. Newer hot water tank (2021) & furnace (2022). Single attached garage has newly poured driveway and extra wide pad. Huge deck in the south facing backyard. Well managed complex. Newer windows, siding, shingles and fence. Great location close to all amenities.

Built in 1975

### Essential Information

MLS® #	E4434245
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,230
Acres	0.00



Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	346 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2R6

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	Zone 24
Condo Fee	\$564

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