

## \$344,900 - 23 35 Grandin Road, St. Albert

MLS® #E4445486

**\$344,900**

3 Bedroom, 1.50 Bathroom, 1,003 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to #23 35 Grandin Road â€” a spacious 3-bedroom condo BACKING GRANDIN POND & ECO PARK, this well-maintained complex with NO AGE RESTRICTIONS. Enjoy the comfort of a double attached garage, generous living areas, and a peaceful setting with nature right out your back door. The upper 2 floors boast an inviting layout that includes a sun-filled living room w/ hardwood flooring, a formal dining area & an updated kitchen. Step outside through the patio doors from the dinette & take in the tranquil views from your private deck. Upstairs, unwind in the stunning family room featuring a cozy STONE F/Pâ€”perfect for relaxing evenings. Downstairs, the spacious primary suite awaits w/ a walk-in closet & full ensuite bath. 2 additional large bedrooms & a generous utility/storage room feat. NEWER MECHANICAL systems including the furnace, humidifier & hot water tankâ€”provide ample living space. Close to schools, shopping, public transit, & endless outdoor trails!

Built in 1990

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4445486  |
| Price    | \$344,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,003             |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 3 Level Split     |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 23 35 Grandin Road |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 5W2            |

### **Amenities**

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Closet Organizers, Crawl Space, Deck, Parking-Visitor, See Remarks |
| Parking   | Double Garage Attached                                             |

### **Interior**

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Fireplace    | Yes                                                                                        |
| Fireplaces   | Brick Facing                                                                               |
| Stories      | 2                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, See Remarks |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Brick, Vinyl                                                |

Foundation                      Preserved Wood

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                34  
Zoning                              Zone 24  
Condo Fee                        \$437

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Listing information last updated on August 6th, 2025 at 2:32pm MDT