

## **\$324,000 - 40 Garden Crescent, St. Albert**

MLS® #E4433452

**\$324,000**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

**INVESTOR ALERT or FIRST-TIME BUYER OPPORTUNITY!** Welcome to this well-maintained 3-bedroom, 2 full bath home in the desirable community of Grandin, offering 1,665 sq. ft. of developed living space with NO condo fees. Ideal for rental income or personal use, this home is move-in ready with key upgrades: roof, windows, & basement development all recently completed, plus kitchen improvements, a cozy gas fireplace, a new dishwasher, and a new hot water tank (2021). The spacious main floor layout flows nicely into the west-facing backyard, featuring a patio & a covered area for year-round enjoyment. The single attached garage provides secure parking & additional storage. The fully finished basement includes a large family room & an updated 4-piece bathroom with a deep soaker tub, perfect for relaxing or accommodating guests. This property faces a quiet green park space and is conveniently located near schools, shopping, public transit, & walking trails. A fantastic opportunity At an unbeatable price!

Built in 1960

### **Essential Information**

MLS® # E4433452

Price \$324,000



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	109
Zoning	Zone 24

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