

## \$244,900 - 324 Grandin Village, St. Albert

MLS® #E4461538

**\$244,900**

3 Bedroom, 2.00 Bathroom, 1,163 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

MOVE-IN-READY WITH BEAUTIFUL UPGRADES! This well-maintained 3 bed, 1 full + 2 half baths townhouse condo offers bright, functional living. Enjoy a spacious living room with BRAND NEW vinyl plank flooring, a formal dining area with garden doors to the freshly landscaped backyard, and an UPDATED kitchen with new fridge, dishwasher, cabinets, and fresh paint. Upstairs features three bedrooms including a primary with walk-through closet to a 2pc ensuite, plus a 4pc bath with a luxurious soaker tub. The fully finished basement includes a cozy family room, den, and laundry. Recent upgrades: new hot water tank, updated furnace, duct/dryer vent cleaning, new sod, new garage door opener, and freshly concreted driveway & walkway and fresh paved cul-de-sac. Located near schools, parks, trails, shopping & transit, with quick access to Ray Gibbon Dr, St Albert Trail, and Anthony Henday. Move-in ready & perfect for families! All this home needs is YOU!

Built in 1975

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461538  |
| Price    | \$244,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,163             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 324 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2R6             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Golf Nearby, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Wild Rose Elementary  |
| Middle     | Hillgrove School      |
| High       | Paul Kane High School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 24           |
| Condo Fee      | \$559             |

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Listing information last updated on October 14th, 2025 at 8:47am MDT