

## \$349,900 - 9120 Grandin Road, St. Albert

MLS® #E4445755

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,070 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Great 1070 sq. ft. stand alone bungalow condo in a quiet, 45+ complex! The freshly painted main floor has hardwood floors through the spacious living room, dining room and both bedrooms. Large, newer vinyl windows on main. Eat-in kitchen has plenty of cabinet and counter space and has doors that lead to the private deck. Two bedrooms on the main including a nice primary with his and her closets and a 2 pce ensuite. The main 3 pce bathroom has a renovated, walk-in shower. The basement has a large rec room, laundry room, 3rd bedroom and a 2 pce bathroom. Newer hi-efficiency furnace and HWT. Single attached garage. Steps to Grandin Pond, close to shopping and all amenities. Some photos have been virtually staged.

Built in 1988

### Essential Information

MLS® #	E4445755
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,070
Acres	0.00



Year Built	1988
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### **Community Information**

Address	9120 Grandin Road
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5N3

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	12
Zoning	Zone 24
Condo Fee	\$452

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