

## \$349,000 - 23 35 Grandin Road, St. Albert

MLS® #E4438406

**\$349,000**

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

Grandin, St. Albert, AB

Nestled in a prime south-facing location directly BACKING ONTO THE SERENE GRANDIN POND ECO PARK & its picturesque walking paths. NO AGE RESTRICTIONS, this unique 3-level condo offers the perfect blend of charm, comfort, & convenience. 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 complete w/ new countertops & backsplash. 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/P—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 tank—provide ample living space. Close to schools, shopping, public transit, & endless outdoor trails!

Built in 1990

### Essential Information

MLS® #	E4438406
Price	\$349,000
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                      May 24th, 2025  
Days on Market                37  
Zoning                            Zone 24  
Condo Fee                       \$437

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