

## \$299,000 - 121 Grandin Woods Estates, St. Albert

MLS® #E4430698

**\$299,000**

3 Bedroom, 2.50 Bathroom, 1,720 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

ICONIC Postmodern Design Meets Function & Flow! Step into this ARTFULLY MODERN HIDDEN GARDEN GEM through a ATTACHED DOUBLE GARAGE w FULL DRIVEWAY. Inside you're greeted by an OPEN RISER STAIRCASE, flooding the home w NATURAL LIGHT and creating an airy, open ambiance. To the left, is the breakfast nook and massive kitchen, which also links to a two-piece bath, laundry, and direct garage accessâ€”perfect for grocery runs! The open-concept layout offers endless potential, whether you preserve its charm or add your own aesthetic. The dining room opens to a PRIVATE, PICTURESQUE GARDEN PATIO, backing onto mature treesâ€”a rare retreat in the city. Your spacious living room features a cozy FIREPLACE (easily convertible to gas!). Upstairs, the primary suite boasts an ensuite balcony, walk-in closet, vanity, and full bath. Two more generous bedrooms and a main bath complete the level. The open basement is ready for storage or a creative touch. Come explore the perfect blend of bold design, nature, and city living!

Built in 1979

### Essential Information

MLS® # E4430698

Price \$299,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,720             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 121 Grandin Woods Estates |
| Area        | St. Albert                |
| Subdivision | Grandin                   |
| City        | St. Albert                |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8N 2Y4                   |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Parking-Visitor                    |
| Parking   | Double Garage Attached, Over Sized |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl                                 |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 24          |
| Condo Fee      | \$594            |

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Listing information last updated on April 30th, 2025 at 3:02pm MDT