

## \$209,900 - 71 Grandin Village, St. Albert

MLS® #E4443229

**\$209,900**

3 Bedroom, 1.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to 71 Grandin. This END UNIT townhouse backs onto a park in the heart of St. Albert's charming Grandin neighbourhood! This beautifully maintained home offers incredible value with 3 spacious bedrooms, 1.5 baths, a fully finished basement, and private fenced & landscaped backyard. The main floor features a bright and stylish living room, cozy reading nook with stone fireplace, dining area, and a well-appointed kitchen with white cabinetry and newer stainless steel appliances. Step outside to your fully fenced private backyard oasis, backing directly onto green space—perfect for relaxing or entertaining! Upstairs you'll find 3 generous bedrooms and a large 4-pc bath. The finished basement includes a family room, bar area, laundry, and storage. Located steps from schools, parks, trails, and shopping, this move-in-ready gem combines space, comfort, and an unbeatable location. A rare find with park access and tons of charm—don't miss it!

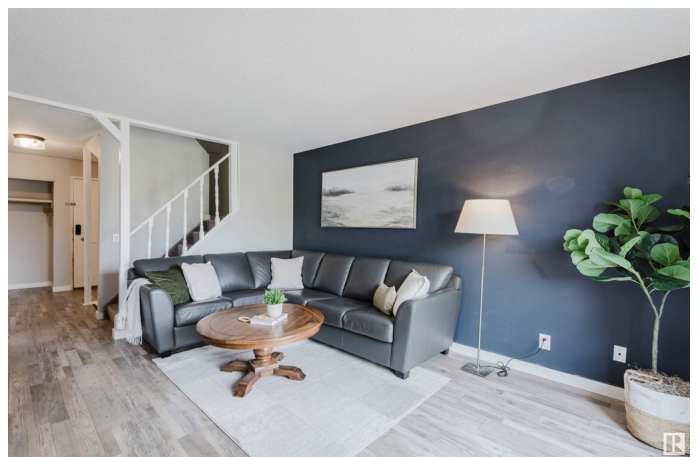
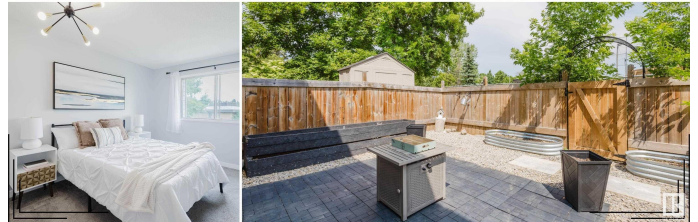
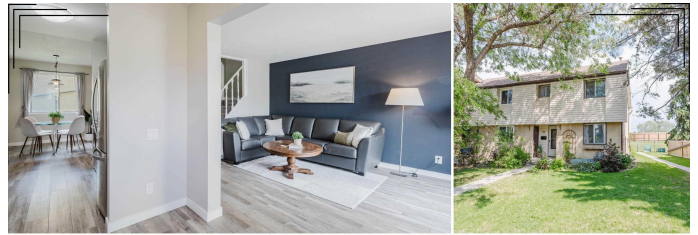
Built in 1972

### Essential Information

MLS® # E4443229

Price \$209,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	71 Grandin Village
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R9

### Amenities

Amenities	Bar, No Smoking Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	6
Zoning	Zone 24
Condo Fee	\$377

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 11:02am MDT