

## \$499,900 - 22 Gatewood Avenue, St. Albert

MLS® #E4444435

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,201 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Beautifully maintained and updated 4 bedroom home in the sought after neighbourhood of Grandin. Features include upgraded exterior windows and doors, and a warm, modern interior. The kitchen offers stylish cabinetry, subway tile backsplash, granite countertops, centre island, and stainless steel appliances. The open concept living and dining rooms are perfect for entertaining. With 3 bedrooms up and 3 bathrooms including a 3 piece ensuite, this home also boasts a bright, fully finished lower level, enhanced by large bi-level windows. Ideal for families or those looking to downsize. The spacious 26x26 double detached garage includes 220V wiring, plus a covered carport/patio. Enjoy a fenced yard with mature trees and a garden area. A rare gem in a prime location must be seen to be appreciated!

Built in 1972

### Essential Information

MLS® #	E4444435
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,201
Acres	0.00



Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	22 Gatewood Avenue
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0Z9

### Amenities

Amenities	Air Conditioner, Patio, See Remarks
Parking	Double Garage Detached, Heated, Single Carport

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	6

## Zoning

## Zone 24

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