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

MLS® #E444435

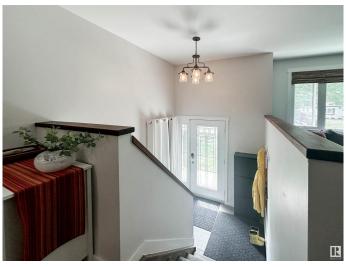
#### \$499,900

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® #         | E444435   |
|----------------|-----------|
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,201     |
| Acres          | 0.00      |

| Year Built | 1972                   |
|------------|------------------------|
| Туре       | 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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Listing information last updated on July 2nd, 2025 at 1:17am MDT