

## \$254,900 - 307 Grandin Village, St. Albert

MLS® #E4458742

**\$254,900**

4 Bedroom, 1.50 Bathroom, 1,335 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

BEAUTIFULLY Updated End Unit Townhouse  
â€“ Immediate Possession! This 1,335 sq. ft.  
4-bed, 1.5-bath end unit with single OVER  
SIZED attached garage is move-in ready with  
fresh paint, new window coverings, updated  
light fixtures, aluminum wiring conversion for  
enhanced safety, newer furnace (2023), and  
hot water tank. BRIGHT layout with upgraded  
windows and patio doors leading to a  
PRIVATE backyard with a PATIO and planting  
space. ESTABLISHED complex with a  
HEALTHY RESERVE fund and planned  
upgrades to walkways, roadways, and  
driveways. Close to schools, parks, and  
transit. A solid investment and perfect place to  
call home!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458742  |
| Price          | \$254,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,335     |
| Acres          | 0.00      |
| Year Built     | 1975      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 307 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2R6             |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 2                                                                                  |
| Parking        | Single Garage Attached                                                             |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                         |
| Exterior Features | Fenced, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 24              |

Condo Fee                \$604

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Listing information last updated on October 22nd, 2025 at 10:17am MDT