

## \$349,000 - 23 35 Grandin Road, St. Albert

MLS® #E4438406

**\$349,000**

3 Bedroom, 1.50 Bathroom, 1,003 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Nestled in a prime south-facing location directly BACKING ONTO THE SERENE GRANDIN POND ECO PARK & its picturesque walking paths, this unique 3-level condo offers the perfect blend of charm, comfort, & convenience. The upper 2 floors boast an inviting layout that includes a sun-filled living room w/ hardwood flooring, a formal dining area & an updated kitchen complete w/ new countertops & backsplash. Step outside through the patio doors from the dinette & take in the tranquil views from your private deck. Upstairs, unwind in the stunning family room featuring a cozy STONE F/Pâ€”perfect for relaxing evenings. You'll also find a convenient laundry room & a stylish half bath. Downstairs, the spacious primary suite awaits w/ a walk-in closet & full ensuite bath. 2 additional large bedrooms & a generous utility/storage room feat. NEWER MECHANICAL systems including the furnace, humidifier & hot water tankâ€”provide ample living space. Close to schools, shopping, public transit, & endless outdoor trails!

Built in 1990

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4438406  |
| Price  | \$349,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,003             |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 3 Level Split     |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 23 35 Grandin Road |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 5W2            |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Crawl Space, Deck, Parking-Visitor, See Remarks |
| Parking   | Double Garage Attached   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 24        |
| Condo Fee      | \$437          |

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Listing information last updated on June 3rd, 2025 at 5:47am MDT