

# \$250,000 - 114 81 Grandin Road, St. Albert

MLS® #E4445571

## \$250,000

3 Bedroom, 1.50 Bathroom, 1,042 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this beautifully updated 3 bed, 1.5 bath home offering both comfort and convenience in a fantastic location! Recently refreshed top to bottom with new paint, vinyl plank flooring upstairs and new carpet on the upper stairs. Enjoy cozy evenings by the wood burning fireplace, or relax on your private balcony. The fenced, low maintenance yard is a true little oasis-perfect for quiet mornings or summer BBQs, with a natural gas line recently installed. Other recent upgrades include a new hot water tank and brand new Fridge freezer, brand new washer and dryer. Two energized parking stall in front of home! Located within walking distance to the outdoor pool, schools and all major shopping amenities. This home blends smart updates with great lifestyle perks!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445571  |
| Price          | \$250,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,042     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1983              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 114 81 Grandin Road |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 5G8             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking   | 2 Outdoor Stalls  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Corner   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 8       |
| Zoning         | Zone 24 |
| Condo Fee      | \$416   |

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Listing information last updated on July 11th, 2025 at 11:47am MDT