

## \$349,900 - 9120 Grandin Road, St. Albert

MLS® #E4445755

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,070 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Great 1070 sq. ft. stand alone bungalow condo in a quiet, 45+ complex! The freshly painted main floor has hardwood floors through the spacious living room, dining room and both bedrooms. Large, newer vinyl windows on main. Eat-in kitchen has plenty of cabinet and counter space and has doors that lead to the private deck. Two bedrooms on the main including a nice primary with his and her closets and a 2 pce ensuite. The main 3 pce bathroom has a renovated, walk-in shower. The basement has a large rec room, laundry room, 3rd bedroom and a 2 pce bathroom. Newer hi-efficiency furnace and HWT. Single attached garage. Steps to Grandin Pond, close to shopping and all amenities. Some photos have been virtually staged.

Built in 1988

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445755  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,070     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 1988                 |
| Type       | Condo / Townhouse    |
| Sub-Type   | Detached Condominium |
| Style      | Bungalow             |
| Status     | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9120 Grandin Road |
| Area        | St. Albert        |
| Subdivision | Grandin           |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 5N3           |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Vinyl Windows |
| Parking Spaces | 2                                                                                             |
| Parking        | Single Garage Attached                                                                        |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                       |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 24        |
| Condo Fee      | \$452          |

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Listing information last updated on August 3rd, 2025 at 8:17am MDT