# \$285,000 - 46 Grandview Ridge, St. Albert

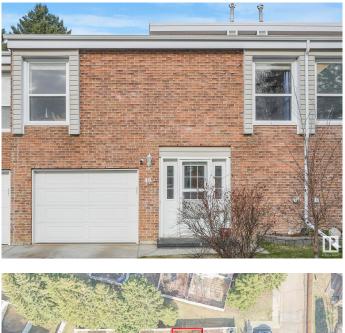
MLS® #E4433720

#### \$285,000

3 Bedroom, 2.00 Bathroom, 1,473 sqft Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

LOVELY townhouse in quiet neighborhood! Spacious entryway w/ huge closet with room for storage, plus half bath on this level. Stairs lead to main level & spacious living room w/vaulted ceilings, large window. Kitchen is east facing so sunny in the morning, modern white cabinets w/undercounter lighting & kitchen nook w/access to backyard. Large backyard, deck and new fence!! Second level has master bedroom, ensuite bath, second bedroom and main bathroom. Vaulted ceilings in bedrooms is great! Third level has another bedroom. Basement is fully finished with another family room, a spare room and laundry room. NEWER windows, shingles and maintenance free fence! Crawl space for storage. Attached garage.







Built in 1972

#### **Essential Information**

MLS® #	E4433720
Price	\$285,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,473
Acres	0.00

Year Built	1972
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

# **Community Information**

Address	46 Grandview Ridge
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1T3

## Amenities

Amenities	Deck, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

# Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Public
	Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary Wild Rose Elementary

# **Additional Information**

Date ListedMay 1st, 2025Days on Market9ZoningZone 24Condo Fee\$387

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Listing information last updated on May 10th, 2025 at 3:32pm MDT