

## \$499,900 - 116 Goodridge Drive, St. Albert

MLS® #E4440116

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

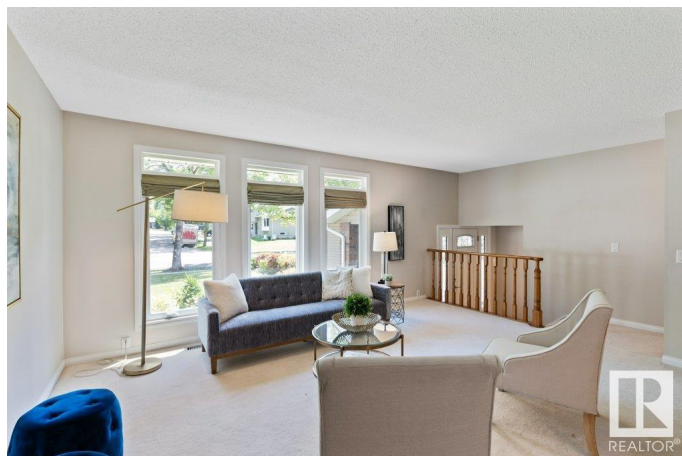
Grandin, St. Albert, AB

Welcome home to this beautifully maintained 1,708 sq ft 4-level split, nestled on a quiet, mature, tree-lined street in sought-after Grandin. This fully developed home offers a bright, open living and dining space with large windows that fill the home with natural light. The kitchen is cheerful and functional, featuring granite countertops, ample cabinetry, and newer appliances. Enjoy cozy evenings in the family room with a gas fireplace and direct access to a spacious deck and private backyard—perfect for entertaining. A bedroom/den and half bath complete the main levels. Upstairs, the primary suite offers a walk-in closet and 2-piece ensuite, plus two more generous bedrooms and a 4-piece bath. The finished basement features a rec room, laundry area, and excellent storage space. Located close to schools, parks, and transit, this is a perfect family home in one of St. Albert's most desirable neighbourhoods!

Built in 1973

### Essential Information

MLS® #	E4440116
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	2
Square Footage	1,709
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	116 Goodridge Drive
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2B2

### **Amenities**

Amenities	Crawl Space, Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 2nd, 2025  
Days on Market        14  
Zoning                    Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 16th, 2025 at 2:48pm MDT