

## \$299,900 - 87 Grosvenor Boulevard, St. Albert

MLS® #E4461916

**\$299,900**

4 Bedroom, 2.00 Bathroom, 836 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Located on a beautiful tree line this home is perfect for first time buyer. Visualize what this wonderful 836 sq ft bilevel will look like and you will immediately love the opportunity. Super 70's vibe with the vaulted ceilings throughout the main level. Living room spans the full depth of the home, streaming in natural light. Featured gas fireplace with floor to ceiling stone wall and mantle - truly a grand display. Kitchen space is functional in design and is overlooking the backyard. Dining area separates the kitchen and livingroom. .Main floor master bedroom with an ensuite four piece bathroom. Lower level has large windows that open this space up to even more natural light. With a family room (currently used as a craft room, 3 more bedrooms and a bathroom this level is complete. Separate entrance. Hot Water Tank 2023. Single garage & car port. Amazing lot with fruit trees. Close to schools. Lovely neighbourhood to call home.

Built in 1962

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461916  |
| Price      | \$299,900 |
| Lease Rate | \$19      |
| Bedrooms   | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 836                    |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 87 Grosvenor Boulevard |
| Area        | St. Albert             |
| Subdivision | Grandin                |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 0X9                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Stucco                              |
| Exterior Features | Fruit Trees/Shrubs, Rolling Land, Schools |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Stucco                              |
| Foundation        | Concrete Perimeter                        |

### Additional Information

Date Listed            October 13th, 2025

Days on Market      22

Zoning                Zone 24

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Listing information last updated on November 4th, 2025 at 4:32am MST