

## \$299,000 - 272 Grandin Village, St. Albert

MLS® #E4464921

**\$299,000**

3 Bedroom, 1.50 Bathroom, 1,216 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to your new 3 bedroom + Den, 1 1/2 bathroom home in the convenient and desirable neighbourhood of Grandin (The Gardens) - known for the beautiful parkland, trails and super easy and quick access to the Anthony Henday & Edmonton. This beautifully renovated and modern 2-storey townhome in Grandin Village features A/C, 100 AMP electrical, modern OPEN KITCHEN with gorgeous centre island, two-tone cabinets, extra storage space, sparkling backsplash & feature shelving. The adjoining living/dining rooms feature built-in shelving & a built-in electric fireplace to cozy up to during those chilly winter nights. Large windows & patio doors invite ample natural light and lead into the backyard that features a private deck with pergola, and yard space to play in. Upstairs, there are 3 bedrooms & an updated 4-piece bathroom. The basement is fully finished giving you the perfect movie room, games room and Den! Enjoy a snow free vehicle with your very own 12' X 22' single attached garage PLUS driveway parking.

Built in 1975

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4464921  |
| Price  | \$299,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,216             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 272 Grandin Village |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2R6             |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 3                                                                                 |
| Parking        | Single Garage Attached                                                            |

### Interior

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                |
| Fireplace    | Yes                                                                                                      |
| Fireplaces   | Glass Door                                                                                               |
| Stories      | 3                                                                                                        |
| Has Basement | Yes                                                                                                      |
| Basement     | Full, Finished                                                                                           |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stucco, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 24            |
| Condo Fee      | \$544              |

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Listing information last updated on November 9th, 2025 at 8:02am MST