

## \$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
Type	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 Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 24
Condo Fee	\$387

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 May 2nd, 2025 at 1:47pm MDT