

## \$299,609 - 2 Greenbrier Crescent, St. Albert

MLS® #E4462276

**\$299,609**

4 Bedroom, 2.00 Bathroom, 972 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Great investment in Grandin! This 4 bedroom, 2 bath Bungalow Style Duplex comes with separate Basement Door access for suite potential. Main floor has open plan living/dining rooms, separate kitchen, 2 spacious bedrooms and full bath. Basement is fully finished with 2 more bedrooms, full bath, family room and laundry room/storage areas. Corner Yard is spacious and features detached garage and additional off street parking.

Built in 1971

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4462276      |
| Price          | \$299,609     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 972           |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 2 Greenbrier Crescent |
| Area        | St. Albert            |
| Subdivision | Grandin               |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5W 3J9               |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

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

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 24            |

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Listing information last updated on October 20th, 2025 at 5:32pm MDT