

## \$275,000 - 42 Grandview Ridge, St. Albert

MLS® #E4427550

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,273 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

A Rare Gem in St. Albert. This well managed complex has upgraded windows, shingles, low maintenance fencing & visitor parking and is located close to schools and parks. This sparkling clean 5 level split has loads of features you'll love. Bright and open floor plan has great light and is overlooking a large private back yard. Stainless steel appliances, new washer and dryer, upgraded lighting, pantry and fresh paint make it move in ready. The living room offers a nice space for entertaining friends and family, and a well appointed kitchen with under mount cabinet lighting that leads to a sunny dining room. Vaulted ceilings in the bedrooms add to the uniqueness of this property. Lots of storage space in the lower level. Large single car garage. Easy access to the Downtown and the Anthony Henday.

Built in 1972

### Essential Information

MLS® #	E4427550
Price	\$275,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,273



Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	5 Level Split
Status	Active

### **Community Information**

Address	42 Grandview Ridge
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1T3

### **Amenities**

Amenities	Deck, Front Porch, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	5
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	Zone 24

Condo Fee            \$391

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