

## \$234,900 - 103 81 Grandin Road, St. Albert

MLS® #E4444209

**\$234,900**

3 Bedroom, 1.50 Bathroom, 1,140 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Move-in ready 1140 sq. ft. 2 storey townhome backs onto a park and is just steps from Grandin Pond. The main floor features an open dining nook, updated kitchen cabinetry and countertops, spacious living room with a wood burning fireplace and laminate flooring! Upstairs are 3 good sized bedrooms including the primary bedroom with a large closet and a private balcony. The basement is partially finished with a family room that could also be used as storage. The backyard is fenced, with a deck and provides a great place to enjoy your morning coffee. Two energized parking stalls right outside the front door. Nicely kept and ready for you!

Built in 1983

### Essential Information

MLS® #	E4444209
Price	\$234,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,140
Acres	0.00
Year Built	1983
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	103 81 Grandin Road
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5G7

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 25th, 2025
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Days on Market	9
Zoning	Zone 24
Condo Fee	\$416

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