

## \$369,900 - 24 35 Grandin Road, St. Albert

MLS® #E4441057

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,022 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to Gentry Lane and this stunning air conditioned condo with double attached garage! Nestled in the tranquil community of Grandin, this meticulously renovated home backs onto lush green-space and Grandin Pond Eco Park offering both privacy and picturesque views. This unique three level condo has been expertly updated, showcasing high-quality finishes and careful attention to detail throughout. Open and airy spacious front living room, flex/dining room space (perfect reading nook!), gourmet kitchen with an abundance of cabinets, stainless steel appliances, ample counter space and patio doors leading to your raised private deck. Large primary suite with beautifully renovated three piece bath. Lower level offers large windows with an abundance of light, two bedrooms, perfect family room with wood burning fireplace and full four piece bath/laundry. Youâ€™ll love living here!

Built in 1990

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441057  |
| Price      | \$369,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,022             |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 3 Level Split     |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 24 35 Grandin Road |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 5W2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, 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, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Vinyl Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 24        |
| Condo Fee      | \$440          |

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Listing information last updated on June 8th, 2025 at 2:02am MDT