# \$439,800 - 1 Grandville Place, St. Albert

MLS® #E4435057

#### \$439,800

4 Bedroom, 2.50 Bathroom, 1,101 sqft Single Family on 0.00 Acres

Grandin, St. Albert, AB

Step into this magazine-worthy, extensively renovated gem in one of St. Albert's most sought-after neighborhoods! With stylish mid-century modern vibes this home has the WOW factor! The open-concept main floor boasts a huge kitchen with a show stopping island + eating bar, spacious dining area and sun-filled living room. Upstairs offers 3 bright bdrms, a 4-pce main bath and a dreamy primary with private 2-pce ensuite. The fully finished basement features a massive rec room, 4th bdrm, 3-pce bath and space for an office, playroom or gym. Outside, enjoy a large yard perfect for summer fun! Just steps to scenic trails, parks and the outdoor pool. Walk or bike to vibrant downtown St. Albert for the famous Saturday farmers' market. Close to Hillgrove, Albert Lacombe & Wild Rose schools. Family-friendly, quiet cul-de-sac and truly exceptional - this is the home you've been waiting for! Many extra features throughout: A/C, attached garage & upgrades GALORE! This home checks all the boxes and then some!







Built in 1962

#### **Essential Information**

MLS® #	E4435057
Price	\$439,800

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,101
Acres	0.00
Year Built	1962
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**

Address	1 Grandville Place
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0T2

### Amenities

Amenities	Air Conditioner
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stu	icco, Vinyl					
Exterior Features	Fenced,	Playground	Nearby,	Public	Swimming	Pool,	Public
	Transportation, Schools, Shopping Nearby, See Remarks						
Roof	Asphalt SI	hingles					

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Wild Rose/Albert Lacombe
Middle	Hill Grove
High	Paul Kane, SACHS

#### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	3
Zoning	Zone 24

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