



## 93 GAINSBOROUGH Avenue St. Albert AB

\$334,900

CORNER LOT! Welcome to this 2-storey duplex nestled in the heart of Grandin, a well-established neighborhood in St. Albert. The main floor features a spacious living room, a separate dining area, a convenient 2-piece bath, and a functional kitchen equipped with a refrigerator, gas stove, hood fan, and pantry. Upstairs, you'll find three cozy bedrooms and a 4-piece bath. The primary bedroom includes a walk-in closet for added convenience. The finished basement offers extra living space with a family room, laundry area (washer and dryer included), and an additional bedroom. The home also comes with a separate side entrance and double detached garage. Perfectly located near schools, parks, and amenities. Don't miss out on this gem!

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

contracts@mozaicrealty.ca  
<http://mozaicrealty.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net