



## 308 GRANDIN Village St. Albert AB

\$185,000

LOWEST PRICED TOWNHOUSE IN ST. ALBERT! 3 BEDROOM, 1.5 BATH 2-STOREY WITH SINGLE ATTACHED GARAGE IN GRANDIN VILLAGE! FANTASTIC LOCATION! GREAT OPPORTUNITY to BUILD EQUITY! Well laid out floor plan with a large eat-in kitchen, adjacent dining room open to the large living room and convenient powder room on the main floor. The upper level features 3 large bedrooms and a 4-pce bath. The basement is unfinished awaiting your personal touch. The private yard is fenced & landscaped with a ground level deck and backs onto a green space. There is an oversized single garage with a large driveway. The complex is well maintained with newer vinyl windows, vinyl siding, shingles, fence & attic insulation. Condo fee includes water, sewer & garbage pick up. A short walk to 3 Elementary schools, Jr High & parks, sports fields, skating rink, outdoor pool and walking trails. Shopping, restaurants & transportation nearby. Quick access to the Anthony Henday. Pet friendly complex with lots of visitor parking.

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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**RE/MAX ELITE**

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