

\$399,900 - 25 10 Grange Drive, St. Albert

MLS® #E4421578

\$399,900

2 Bedroom, 2.50 Bathroom, 1,148 sqft
Condo / Townhouse on 0.00 Acres

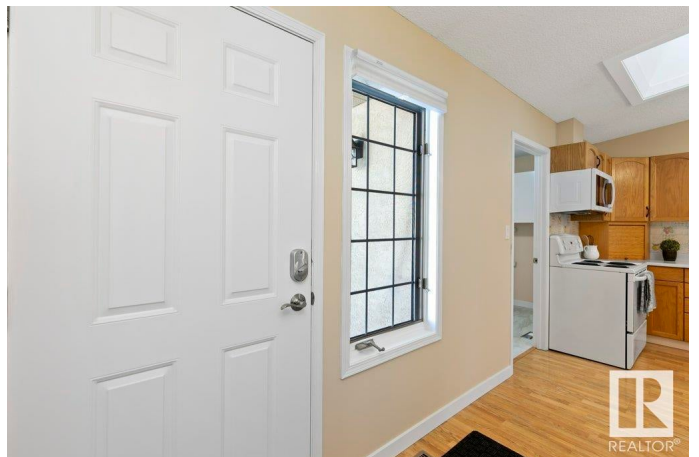
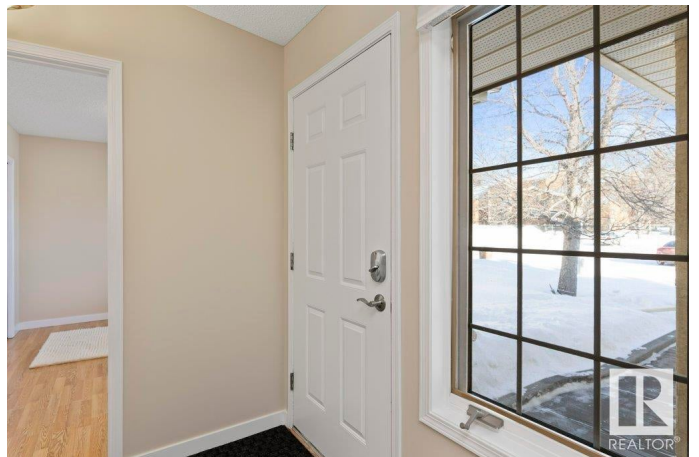
Grandin, St. Albert, AB

Discover the perfect blend of comfort and convenience in this 45+ adult bungalow half duplex in St. Albert. Nestled in a private setting backing onto treed ravine and Grandin pond. This extremely well-maintained home offers two spacious main-floor bedrooms, a bright kitchen with ample cabinetry and counter space, and a cozy gas fireplace in the living room with skylight. Enjoy the ease of main-floor laundry with new flooring, and a dedicated dining area. The fully finished basement adds extra living space with a three-piece bath. and large storage area with laundry sink. Air conditioning and a west facing deck overlooks the beautiful nature ravine behind. The roof was replaced in 2023. A single attached garage provides convenience, with walking distance to shopping, restaurants, public transportation, and scenic walking trails enhance your lifestyle. A must-see!

Built in 1991

Essential Information

MLS® #	E4421578
Price	\$399,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,148
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	25 10 Grange Drive
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5Z2

Amenities

Amenities	Air Conditioner, Club House, Deck, Parking-Visitor, Skylight, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Public Transportation, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 14th, 2025
Days on Market	28
Zoning	Zone 24
Condo Fee	\$503

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Listing information last updated on March 14th, 2025 at 1:47pm MDT