

## \$255,000 - 52 Grandview Ridge, St. Albert

MLS® #E4457394

**\$255,000**

3 Bedroom, 1.50 Bathroom, 1,394 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Amazing opportunity to jump into the ownership market! Welcome to Grandview Ridge with this 5-level condo townhome that backs onto green space with mature trees. Fantastic location, steps to local school, playground, ice rink, walking trails & all local shopping amenities just a hop away. Well maintained complex with reasonable condo fees for maintenance free living. Features 3 bedrooms, 1.5 bathrooms & ample storage/laundry in basement. Newer fridge, dishwasher & HWT. Welcoming foyer is complete with powder room, closet & man-door access to garage. A few steps down you are greeted with spacious kitchen, living room & dinette with large windows for array of natural light. Fourth level boasts large primary bedroom, 2nd bedroom & 5pc bathroom. The fifth level offers another bedroom or flex room to work/study from home. All bedrooms feature vaulted ceilings that adds grandeur to each space. Fully fenced with extra visitor parking. This unit is ideal for 1st time buyers or investors. STOP RENTING! MUST SEE!

Built in 1972

### Essential Information

MLS® # E4457394

Price \$255,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,394             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 5 Level Split     |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 52 Grandview Ridge |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 1T3            |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Detectors Smoke, Television Connection, Vaulted Ceiling |
| Parking Spaces | 2                                                       |
| Parking        | Single Garage Attached                                  |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 4                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Brick                                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025  
Days on Market                2  
Zoning                              Zone 24  
Condo Fee                        \$391

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