

\$464,750 - 44 Grandin Road, St. Albert

MLS® #E4447934

\$464,750

4 Bedroom, 2.00 Bathroom, 1,049 sqft
Single Family on 0.00 Acres

Grandin, St. Albert, AB

Charming bungalow in one of St. Albert’s most sought-after mature neighborhoods! This beautifully maintained home offers nearly 2,000 sq ft of total living space, featuring a gorgeous, spacious layout with updated shingles, new water tank, and a recently built garage. Enjoy the outdoors in your enormous backyard, perfect for entertaining or relaxing in privacy. The separate side entrance leads to a fully finished basement with a second kitchen, bedroom, and bathroom—ideal for an in-law suite, guests, or future rental potential. Bright main floor with large windows, open living/dining area, and well-kept finishes throughout. Located on a quiet, tree-lined street close to schools, parks, and amenities. A rare opportunity to own a turnkey home with space, upgrades, and a home in a premium location!

Built in 1961

Essential Information

MLS® #	E4447934
Price	\$464,750
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.00



Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	44 Grandin Road
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0S2

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 15th, 2025
Days on Market	69
Zoning	Zone 24

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