

\$349,900 - 40 Garden Crescent, St. Albert

MLS® #E4433452

\$349,900

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

NO CONDO FEES! Updated 3-Bedroom Townhouse in Desirable Grandin Neighborhood Welcome to this beautifully maintained 2-storey residential attached offering 1,055 sq.ft. of comfortable living space. This 3-bedroom, 2 full-bath home is move-in ready with numerous updates including a newer roof, windows, basement development, kitchen upgrades, gas fireplace, new dishwasher, and new hot water tank (2021) Enjoy the convenience of a single garage—perfect for your vehicle, garden tools, and bike storage. Relax in the west-facing backyard featuring a charming cement pad for outdoor furniture, a concrete pond, and a covered patio for year-round enjoyment. The fully developed basement includes a spacious family room and a newer 4-piece bathroom with a deep soaker tub. Ideally located facing a green park space and close to all amenities, this property offers the perfect combination of comfort, style, and location—with no condo fees!

Built in 1960

Essential Information

MLS® # E4433452

Price \$349,900

Bedrooms 3



| | |
|----------------|----------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,055 |
| Acres | 0.00 |
| Year Built | 1960 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 40 Garden Crescent |
| Area | St. Albert |
| Subdivision | Grandin |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 0W9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | No Smoking Home |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Block, Brick, Stone

School Information

Elementary Albert Lacombe Catholic
Middle Sir George Simpson
High Paul Kane

Additional Information

Date Listed April 30th, 2025
Days on Market 21
Zoning Zone 24

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