

# \$319,000 - 40 Garden Crescent, St. Albert

MLS® #E4457893

**\$319,000**

3 Bedroom, 2.00 Bathroom, 1,149 sqft  
Single Family on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this FULLY RENOVATED 3-bedroom, 2 full bath, Developed Basement home in the sought-after community of Grandin, boasting 1,665 sq. ft. of total finished space with ZERO condo fees. Perfect for investment or personal living, this home is move-in ready with major updates: shingles, windows, & basement completion all recently done, plus kitchen upgrades, a warm gas fireplace, a new dishwasher, and a modern hot water tank (2021). The open main floor layout connects seamlessly into the west-facing backyard, featuring a patio & a sheltered spot for all-season enjoyment. The single attached garage offers secure parking & bonus storage.

The fully developed basement showcases a spacious family room & an upgraded 4-piece bathroom with a deep soaker tub, ideal for relaxation or hosting guests. This home overlooks a peaceful green park space and is perfectly situated close to schools, shopping, transit, & walking trails. An amazing opportunity At an unmatched value!

Built in 1960

## Essential Information

MLS® #	E4457893
Price	\$319,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,149
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           September 14th, 2025

Days on Market     15

Zoning               Zone 24

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