

Courtesy Of Michael T Kinsella Of RE/MAX Elite

# \$499,900 - 23 10 Grange Drive, St. Albert

MLS® #E4427911

**\$499,900**

2 Bedroom, 2.50 Bathroom, 1,239 sqft  
Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

ADULT BUNGALOW BACKING ONTO GRANDIN POND, parks and trails. WALKING DISTANCE TO GROCERY, shopping and restaurants. UPGRADED WITH EXOTIC HARDWOOD floors throughout. Painted Oak Kitchen with NEWER STAINLESS STEEL APPLIANCES, under cabinet lighting and patio door to the SOUTH WEST FACING DECK. Covered BBQ stand with Natural gas hook up to ENJOY ALL THOSE SUMMER NIGHTS. Generous Dinning room next to Living room that is FILLED WITH NATURAL LIGHT with Gas fireplace to keep cozy. SPACIOUS PRIMARY SUITE with walk in closet and ensuite. 2nd bedroom with another ORGANIZED WALK IN CLOSET, and a full bathroom with WALK IN JETTED TUB. Main floor laundry is a must. FULLY DEVELOPED BASEMENT IS BEAUTIFULLY set up, with a bar in the rec room next between LIVING ROOM AND STUDIO. Private office and Half bath adjacent. Multiple areas set up for crafts, art or hobbies. UPDATED FURNACE and HWT, with full A/C. 20 x 22 Garage is insulated and finished. LOTS OF VISITOR PARKING and a great CLUB HOUSE JUST STEPS AWAY. Rare Find!

Built in 1991

## Essential Information



MLS® #	E4427911
Price	\$499,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	23 10 Grange Drive
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5Z2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Club House, Deck, No Animal Home, Parking-Visitor, Party Room, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Insulated
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2

Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Flat Site, Landscaped, Public Transportation, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 28th, 2025  
Days on Market 9  
Zoning Zone 24  
Condo Fee \$541

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