

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

MLS® #E4457893

\$319,000

3 Bedroom, 2.00 Bathroom, 1,665 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	1,665
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 2
Zoning Zone 24

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Listing information last updated on September 16th, 2025 at 8:32am MDT