

\$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

INVESTORS ALERT! LOCATED in Desirable Grandin Neighborhood, An Investors Dream/Rental property OR First Time HOME Buyers, NO HOA OR MONTHLY FEES! 3-Bedroom, 2 full baths THIS IMPECCABLY maintained 2-STOREY residential attached offers 1,055 sq. ft. of comfortable living space, W/ 3-bedroom, 2 full-bath, WITH DEVELOPED BASEMENT 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) A SINGLE GARAGE for winter parking—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 EAST facing a Green Park Space & CLOSE to all AMENITIES, this property offers the perfect combination of comfort, style, and location.

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	47
Zoning	Zone 24

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Listing information last updated on June 16th, 2025 at 7:17pm MDT