

## \$449,900 - 13 Grantham Place, St. Albert

MLS® #E4456579

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,131 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Surrounded by trees, parks, and schools on a quiet cul-de-sac in the heart of St. Albert's mature neighbourhood, The Gardens. This 1100+ SQFT bungalow has had many recent upgrades including a metal roof, interior renovations, central a/c, and more. The bright and open main floor is flooded with natural light. Built-in individual cabinets provide excellent storage and organization for every member of the family. The living room flows effortlessly into the corner kitchen. With views looking out over the spacious and green backyard. Enjoy the last of the summer weather on the large deck watching the kids or dogs play in the pie-shaped yard. 3 bedrooms and a full 4 pce bath round out the main floor. Catch every game and entertain this season in the HUGE basement recreation room. A brand new 3 pce bathroom is just off the sizable laundry room with wash sink. And you will find room for everything with plenty of storage options. The double detached garage is perfectly sized for 2 vehicles or any hobbies.

Built in 1963

### Essential Information

MLS® # E4456579

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,131                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Grantham Place |
| Area        | St. Albert        |
| Subdivision | Grandin           |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 0W8           |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Front Porch, Open Beam |
| Parking   | Double Garage Detached                                           |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                   |
| Stories      | 2                                                                                                                                           |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Metal                                                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 6th, 2025

Days on Market                9

Zoning                              Zone 24

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Listing information last updated on September 15th, 2025 at 6:47pm MDT