

## \$449,900 - 33 10 Grange Drive, St. Albert

MLS® #E4446111

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,243 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome home to this 1242sq.ft 'pride of ownership' adult bungalow in Lakeside Village.

Featuring an open floor plan with 2 bedrooms, 2 full bathrooms upstairs, spacious livingroom with gas fireplace as well as a formal dining area. Bright eat-in peninsula style kitchen with loads of oak cabinets/countertop space/pantry and sliding patio door leading to large west facing deck. Convenient mainfloor laundry area. The fully finished basement is open with huge rec room, ample storage and a 3 piece bathroom. Double attached garage and situated in a quiet corner of the complex. Walking distance to grocery stores, restaurants and public transit. Located in south St. Albert with quick access to Anthony Henday Drive and Edmonton. Come see this property today!

Built in 1991

### Essential Information

MLS® #	E4446111
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,243
Acres	0.00
Year Built	1991



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	33 10 Grange Drive
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5Z2

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 5th, 2025
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Days on Market	10
Zoning	Zone 24
Condo Fee	\$541

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