

## **\$379,000 - 12 Granite Avenue, St. Albert**

MLS® #E4456421

**\$379,000**

3 Bedroom, 1.00 Bathroom, 1,090 sqft

Single Family on 0.00 Acres

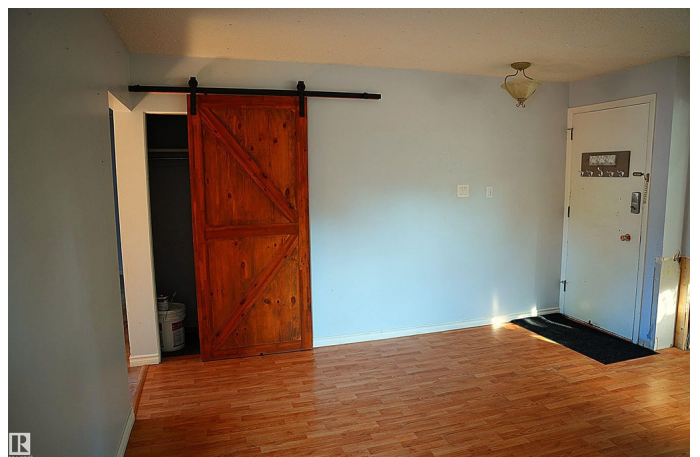
Grandin, St. Albert, AB

Step into this charming single family home in the sought after community of The Gardens (formerly known as Grandin Park). This three bedroom, updated 4 piece bath, with newer kitchen cabinets and countertops with stainless steel appliances and massive backyard window is sure to please. The living room is of a good size with large bay window facing south. The basement is ready for your personal touch and framed for a room, plumbed with bathroom. New sewer line/back flow valve put in. The mud room leads to your LARGE backyard oasis, room for veggie garden, future garage and so much more. This home is surrounded by schools, daycare, parks, pathways, shopping, transportation and swimming.

Built in 1961

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4456421  |
| Price          | \$379,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,090     |
| Acres          | 0.00      |
| Year Built     | 1961      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12 Granite Avenue |
| Area        | St. Albert        |
| Subdivision | Grandin           |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 0V4           |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | No Smoking Home, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Parking Pad Cement/Paved     |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 1                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Partially Finished                                                         |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                                                                      |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Concrete, Vinyl                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                   |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Wild Rose       |
| Middle     | Ecole Hillgrove |
| High       | Paul Kane       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 20                  |
| Zoning         | Zone 24             |

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Listing information last updated on September 25th, 2025 at 1:47am MDT