

## \$439,900 - 33 10 Grange Drive, St. Albert

MLS® #E4446111

**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,243 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

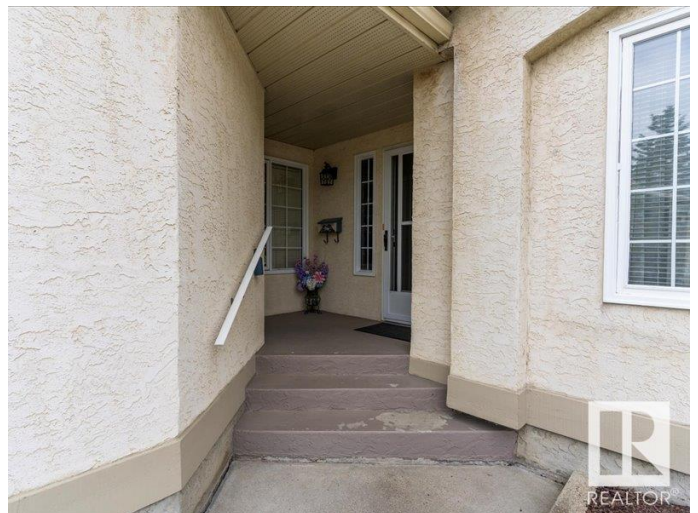
Welcome home to this 1242sq.ft 'pride of ownership' adult bungalow in Lakeside Village.

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          | \$439,900 |
| 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 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 30      |
| Zoning         | Zone 24 |
| Condo Fee      | \$541   |

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Listing information last updated on August 4th, 2025 at 9:17am MDT