

## \$255,000 - 312 5 St Louis Street, St. Albert

MLS® #E4435801

**\$255,000**

1 Bedroom, 1.00 Bathroom, 677 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to Grandin Parc Residence! This beautiful south-facing condo offers park views and tons of natural light from your covered patio. Enjoy CENTRAL A/C, in-suite laundry, and a TITLED UNDERGROUND PARKING STALL. The open-concept layout features a white kitchen with granite counters, NEWER STAINLESS APPLIANCES, and a breakfast bar. You'll love the VINYL PLANK FLOORING throughout, and the spacious living room with large windows. The bedroom includes a huge walk-in closet and direct access to a 3-piece bath with a GLASS SHOWER INSERT and RAISED TOILET. A CUSTOM STORAGE CABINET enhances the flex space. Building amenities include an well equipped exercise room and large social lounge w/ appliances. Just steps to Downtown St. Albert—enjoy restaurants, shops, the Arden Theatre, library, Sturgeon River trails, and the Farmerâ€™s Market!

Built in 2017

### Essential Information

MLS® #	E4435801
Price	\$255,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	677
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	312 5 St Louis Street
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7T2

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Exercise Room, Intercom, No Animal Home, No Smoking Home, Party Room, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Vinyl Windows
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	37
Zoning	Zone 24
Condo Fee	\$467

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Listing information last updated on June 16th, 2025 at 4:02pm MDT