

## **\$364,900 - 61 Glenhaven Crescent, St. Albert**

MLS® #E4241777

### **\$364,900**

3 Bedroom, 2.00 Bathroom, 1,271 sqft  
Single Family on 0.14 Acres

Grandin, St. Albert, AB

Welcome to the beautiful neighbourhood of Grandin, located in the heart of St. Albert. Easy access to Anthony Henday, transportation, multiple parks, BIG LAKE, sturgeon river & ENJOY centre. Here you will find newly renovated half duplex with SIDE ENTRANCE on HUGE PIE SHAPED lot & Oversized Garage & DREAM driveway. Recent renovations include ALL NEW windows, HWT, composite Cedar shakes on gables, roof repairs, flooring, baseboards, trim, & doors, paint, modern light fixtures, baths, & closets. The main floor boasts a BRIGHT living room with an electric fireplace and 2-pc powder room. The kitchen has a pantry, quartz countertops with lots of counter space & tile backsplash, SS appliances & modern cabinets with tons of storage. Upstairs are 3 spacious bedrooms and full 4pc bath. The large primary bedroom has a generous walk-in-closet. The basement is fully finished with a large rec room, flex space, Laundry & mech room, storage & a 3-pc bathroom rough-in for future development. This house is a must see.

Built in 1973

### **Essential Information**

MLS® # E4241777

Price \$364,900



Bedrooms	3
Bedrooms Above Grade	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,271
Acres	0.14
Year Built	1973
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

### Community Information

Address	61 Glenhaven Crescent
Area	St. Albert
Community	Grandin
City	St. Albert
County	ALBERTA
State	AB
Zip Code	T8N 1A6

### Amenities

Features	Carbon Monoxide Detectors, Programmable Thermostat, Vinyl Windows, See Remarks
Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior	Carpet, Vinyl Plank
Interior Features	Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1
Fireplace	Yes
Fireplaces	Wood, Brick Facing
# of Stories	3
Has Basement	Yes
Basement	Full, Fully Finished

Separate Entrance Yes

## **Exterior**

Exterior Stucco

Exterior Features Schools, Shopping Nearby, Partially Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation

Lot Description 23 m wide in the back.

Roof Tar & Gravel

Construction Wood Frame

Foundation Concrete

## **Additional Information**

Date Listed May 3rd, 2021

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.

Listing information last updated on July 25th, 2021 at 8:31am CDT