

## \$399,900 - 41 Gainsborough Avenue, St. Albert

MLS® #E4432662

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Location, location, location. This charming 4-bedroom home is nestled in the mature Grandin neighborhood. Situated across from a school and park, it offers convenience and community spirit. Boasting a generous 1250 sq. ft. of living space, this bungalow seamlessly blends traditional comfort and contemporary flair. The heart of the home is finished with laminate flooring, a spacious bow window that bathes the living and dining room in natural light. The open-plan kitchen features a movable island, and two-tone cabinets. The primary bedroom is complete with a convenient 2pc. ensuite. Alongside, two well-proportioned bedrooms complete the main floor. A partially finished basement presents endless possibilities, with a large recreational room, laundry, a versatile den, plus an additional bedroom, and bathroom. The expansive south-facing yard is ideal for play, gardening, or basking in the warmth of a summer's evening. With quick access to local, this house is perfect to be your next home!

Built in 1973

### Essential Information

MLS® # E4432662

Price \$399,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	41 Gainsborough Avenue
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0W3

### Amenities

Amenities	Deck, No Smoking Home
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation                Concrete Perimeter

**School Information**

Elementary                Albert Lacombe, Wild Rose  
Middle                     Sir George Simpson, VJM  
High                        SACHS, Bellerose

**Additional Information**

Date Listed                April 24th, 2025  
Days on Market        5  
Zoning                     Zone 24

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