

## **\$340,000 - 87 Gainsborough Avenue, St. Albert**

MLS® #E4441652

**\$340,000**

3 Bedroom, 1.50 Bathroom, 1,099 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

UPGRADED HALF DUPLEX W/ NO CONDO FEES!!! Next to walk way. Must be seen! 1100 sq/ft Two storey, 3 bedrooms, 2 baths, Tons of upgrades! Both Bathrooms, newer windows, beautiful kitchen with stainless steel appliances, tile back splash, and quartz counter tops! Pantry, water softener, roof shingles, carpet, paint! Spacious master bedroom with His & Her closets! Full basement with tons of storage. Fenced South facing backyard W/ huge 18' x 24' deck garden & cement block patio. Close proximity to schools, Pool, transportation, and quick access to Edmonton. The Master bedroom is large enough to hold a king sized bed. The kitchen features 2 large windows with views of your back yard. Nice walkway on East side offers extra privacy. No rules or restrictions. Off street parking! Minutes to the Anthony Henday ring road. Hurry before its GONE!!

Built in 1979

### **Essential Information**

MLS® #	E4441652
Price	\$340,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,099
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	87 Gainsborough Avenue
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1Z5

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	No Garage, Parking Pad Cement/Paved, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Albert Lacombe Catholic
Middle	Vincent J Maloney Catholic
High	Ecole Father Jan Community

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	7
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 3:32am MDT