

## **\$649,900 - 37 Grosvenor Boulevard, St. Albert**

MLS® #E4433418

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,900 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

GORGEOUS in Grandin! Outstanding 1900 sq ft bungalow on large private lot. Exuding quiet elegance, fantastic curb appeal. Ideal executive home for "right sizing". From the foyer, to the right discover a built in bar, sitting area and access to front patio. To the left, living and dining. Ahead is the vaulted kitchen with skylights, stone countertops, and breakfast nook. Beautiful family room w/ fireplace and built ins, beamed ceiling, windows galore to view the awesome yard. Main floor features the primary bedroom with two walk in closets, ensuite bath w/ whirlpool tub, fireplace and attached Fantastic sunroom with heated floors, soaring ceilings. Basement with second kitchen/laundry, recreation room w/ built ins & pool table, two bedrooms, 3 pce. bath and a workshop and storage. Double attached heated garage with skylight and double doors to yard. Beautifully developed and maintained, air conditioned, sprinkler system, huge patio. Park across the street, 5 min from Grosvenor Pool. Just move in!

Built in 1960

### **Essential Information**

MLS® # E4433418

Price \$649,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,900
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	37 Grosvenor Boulevard
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1P3

### Amenities

Amenities	Air Conditioner, Bar, Front Porch, No Smoking Home, Open Beam, Patio, Sunroom, Vinyl Windows, Workshop, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 30th, 2025
Days on Market	1
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 May 1st, 2025 at 8:32pm MDT