



**St. Albert**                      **24 Grandin**                      **LP: \$369,111**  
**80 GORDON CR**                      **SP:**                      **ACTIVE** M

**List ID #:** E4313137                      **Type:** Detached Single Family  
**DOM:** 0                      **Style:** 3 Level Split  
**Rms Abv Gd:** 5                      **Year Blt:** 1962  
**Bedrms:** **Above:** 2    **Ttl:** 3                      **Basement:** Part  
**Baths:** 2 / 0                      **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 1,019.67                      **Total Flr (M):** 94.73

Tucked away on leafy street in mature Grandin you'll find everything you need with this fantastic 3 bedroom home on a huge lot! Great sized living room /w large windows overlooking the quiet front street. Bright white kitchen /w vinyl plank flooring & brand new dishwasher includes dining area /w a view of the fabulous backyard. Upstairs you'll find an updated 4 pc bath & 2 bedrooms. Lower level offers another full bath & large bedroom that could also be used as an office, craft room or workout space. You'll love the little spot under the stairs; great as a kid's hideout or extra storage. The lush backyard offers fruit trees, room to play & the perfect patio space for outdoor dining. The real gem is up the path to a very private firepit area set amongst the trees. This home also has a NEW oversized double garage that is heated and insulated + car port. Most major upgrades have been already taken care of including shingles 2016, furnace & HWT 2019 plus newer washer + dryer. A must see in a great location!

**Directions:**

**Virtual Tour:** URL-Virtual Tour                      **Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immediate	Level	Mtr2	SqFt	
<b>Full Baths:</b>	4	3					<b>Occupancy:</b>	Vacant	<b>Main:</b>			
<b>Ensuite</b>							<b>Garage Dim:</b>	24x22 ft	<b>Upper:</b>			
<b>Add Rms:</b>	0	<b>Finished Lvs:</b>		3			<b>Elem Schl:</b>	Wild Rose/Albert	<b>AbGd:</b>			
<b>Fpl:</b>		<b>Fpl Fuel:</b>					<b>Jr High Schl:</b>	Hillgrove/Vincent	<b>Lowr:</b>			
<b>Fpl Type:</b>							<b>Jr High Schl:</b>	Paul	<b>BIGd:</b>	34.52	371.57	
<b>Parking:</b>	Double Garage Detached, Heated, Insulated, Single Carport							<b>High Schl:</b>		<b>Total A.G.</b>	94.73	1,019.67

<b>Living Rm:</b>	3.76x6.09	M	<b>Primary Bdrm:</b>	4.42x3.39	U
<b>Dining Rm:</b>	2.89x3.07	M	<b>Bedrm 2:</b>	3.25x2.99	U
<b>Kitchen:</b>	2.78x3.50	M	<b>Bedrm 3:</b>	4.22x3.23	L
<b>Family Rm:</b>			<b>Bedrm 4:</b>		
<b>Den:</b>					
<b>Bonus Rm</b>					

**Flooring:** Carpet, Hardwood, Vinyl Plank                      **Foundation:** Concrete  
**Construct:** Wood Frame                      **Heat Type:** Forced Air-1  
**Roof:**                      **Heat Fuel:**  
**Exterior:** Stucco, Wood                      **Remodel:**  
**Site Infl:** Fruit Trees/Shrubs, Landscaped, Playground                      **Amen/Features:** Closet Organizers, Fire Pit, No Smoking Home, See Remarks  
Nearby, Public Transportation, Schools, Shopping  
Nearby, See Remarks

**Goods Incl:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Garage heater                      **Restrict:** Utility Right Of Way, Encroachment

**Warranty:**                      **Goods Excl:**  
**Front Expos:** North                      **Condo/HOA:**    **Condo:**                      **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:**                      /                      /

<b>Lot Sq (M):</b>		<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	Pie Shaped
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>	Real Property                      /Yr: 2022	<b>Front Expos:</b>	North
<b>Taxes:</b>	\$3,756.66 <b>Tax Yr:</b> 2021	<b>Local Improv:</b>	/Yr: