

## \$359,900 - 87 Gainsborough Avenue, St. Albert

MLS® #E4429783

**\$359,900**

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® #     | E4429783  |
| Price      | \$359,900 |
| 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    | April 9th, 2025 |
| Days on Market | 22              |
| 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 7:17am MDT