

# \$467,900 - 72 Gladstone Crescent, St. Albert

MLS® #E4420028

## \$467,900

3 Bedroom, 2.00 Bathroom, 1,363 sqft  
Single Family on 0.00 Acres

Grandin, St. Albert, AB

This home is located in the family-oriented community of GRANDIN in ST. ALBERT. Entering this home, you come to a large living room, a kitchen with all your essential STAINLESS-STEEL appliances with BREAKFAST ISLAND BAR, a dining area and a family room with WOODSTOVE and BRAND NEW FLOORING. The upper-level features 3 spacious bedrooms and a full bathroom. Enjoy the additional living space in the finished basement including a large recreational room and a full bathroom. This home comes with a detached DOUBLE garage. Enjoy the summers in your large private backyard. This home is located closed to many amenities including schools, shopping, restaurants, public transportation and major roadways.

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4420028  |
| Price          | \$467,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,363     |
| Acres          | 0.00      |
| Year Built     | 1963      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 3 Level Split          |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 72 Gladstone Crescent |
| Area        | St. Albert            |
| Subdivision | Grandin               |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 0W7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 80                 |
| Zoning         | Zone 24            |

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