

## \$434,000 - 6 Greenwich Crescent, St. Albert

MLS® #E4430149

**\$434,000**

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this unique and original 4-level split in the family-friendly Grandin neighborhood. The main floor features a spacious living room with beautiful original hardwood floors and large windows. The freshly painted walls and the new flooring in the kitchen and front entrance add a modern touch. Head down to the lower level where you'll find a huge second living room with a vaulted ceiling, gas fireplace, and a patio door that leads to the backyard. Another bedroom, bathroom & large laundry room finish this level. 2 bedrooms and the main 4 pc bathroom are found on the top floor. The basement is home to a rec room, an additional bedroom and plenty of storage space. Updates include a new roof, soffit, fascia, and gutters (2015), windows (2023), HWT (2024), and one furnace (2023). The sewer line was replaced in the past 10 years. A fantastic home with plenty of space for your family. Close to schools, parks, walking trails and only 3 blocks from the outdoor pool! Some photos virtually staged.

Built in 1962

### Essential Information

MLS® # E4430149

Price \$434,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	6 Greenwich Crescent
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0Z6

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles, Roll Roofing
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 10th, 2025

Days on Market 9

Zoning Zone 24

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