

## \$619,900 - 76 Goodridge Drive, St. Albert

MLS® #E4465228

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,628 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Welcome to The Gardens (formerly Grandin), a beautifully maintained walkout bungalow. The private courtyard is the ideal spot for a morning coffee, creating a lovely entrance to the home. The living room boasts a fireplace and leads into the dining room. The kitchen features a vaulted ceiling and granite countertops. The bonus room has 4 skylights that brighten the room even on cloudy days and doors onto the deck. The primary bedroom has two closets, 4pc ensuite, and a patio door onto the deck. Two additional bedrooms and 4pc bathroom complete the main floor. Downstairs has finished walls, 3pc bathroom, a laundry area, a family room, and room to easily create 1 or 2 additional bedrooms. The walkout leads to a patio and a large workshop that any handyman would love. The south-facing landscaped yard is lush and colorful, featuring a large fountain, numerous trees, and privacy. Recent updates include newer interior and exterior paint, central A/C. Easy access to shopping, St. Albert Trail and so much more.

Built in 1974

### Essential Information

MLS® # E4465228

Price \$619,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,628                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 76 Goodridge Drive |
| Area        | St. Albert         |
| Subdivision | Grandin            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 2B2            |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Patio, Skylight, Vaulted Ceiling, Walkout Basement |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached                                                    |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Corner                                                                                                                                                                                                           |
| Stories           | 1                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                                                                         |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                             |
| Exterior Features | Hillside, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Stucco                                                                             |
| Foundation        | Concrete Perimeter                                                                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 24            |

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Listing information last updated on November 12th, 2025 at 8:02pm MST