

## \$886,000 - 8 Greenwood Place, St. Albert

MLS® #E4454237

**\$886,000**

4 Bedroom, 3.50 Bathroom, 2,442 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Exceptional, rare opportunity to own one of St. Albert's largest ravine backing lots. This executive, walkout 2 storey home with European appeal exemplifies class and privacy on nearly a half acre lot on Grandin Ravine-just steps to river valley trails and the Farmer's Market. This 4 bedroom, 3.5 bath home features over 3400 sq ft of living space, plus 4 balconies and 3 patios- providing maximum exposure to the tranquil forest views. The main level features an expansive maple kitchen with gas stove, and a vaulted breakfast nook surrounded by windows and a picturesque backdrop. The upper level has a renovated 5 pc main bath, 2 large bedrooms and a spacious, primary retreat with vaulted ceiling, 3 pc ensuite, wood burning fireplace and a private balcony. In addition, there's a dream den/library with gas fireplace framed amongst the trees. The basement highlights a home theatre and a large rec room with walkout access to the 8 person therapeutic hot tub. Enjoy a walkable lifestyle without sacrificing privacy.

Built in 1974

### Essential Information

MLS® # E4454237

Price \$886,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,442                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8 Greenwood Place |
| Area        | St. Albert        |
| Subdivision | Grandin           |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 2H5           |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Fire Pit, Hot Tub, No Smoking Home, Parking-Extra, Skylight, Vaulted Ceiling, Walkout Basement |
| Parking   | Double Garage Attached                                                                               |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Projector, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                      |
| Fireplaces        | Tile Surround                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                      |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Wild Rose Elementary   |
| Middle     | Ecole Hillgrove School |
| High       | Paul Kane High School  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 26th, 2025 at 1:32pm MDT