

Courtesy Of Kelly L Grant Of MaxWell Polaris

# \$497,900 - 16 Gatewood Avenue, St. Albert

MLS® #E4461779

**\$497,900**

4 Bedroom, 2.50 Bathroom, 1,886 sqft  
Single Family on 0.00 Acres

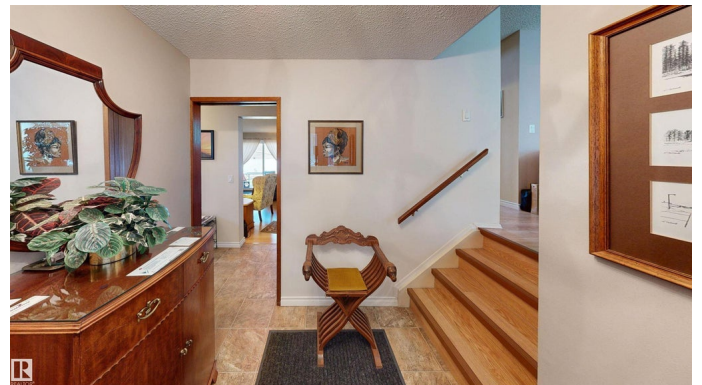
Grandin, St. Albert, AB

VERY GOOD CONDITION FAMILY HOME AWAITING YOUR FINISHING TOUCHES IN SOUTHWEST ST. ALBERT -- COMMUNITY OF GRANDIN! List of property features plus functional upgrades over the years: \* Total of 4 Bedrooms + Den & 2.5 Bathrooms \* Interior Painting \* Laminate & Linoleum Flooring \* Hunter Douglas Remote Blinds for Living Room Bow Window \* Nice-sized Family Room with Brick Surround Gas Fireplace \* Sizeable Lower-Level Crawl Space Storage \* Furnace, Air Conditioner, & Hot Water Tank \* Windows \* Exterior & Attic Insulation \* Siding & Eavestroughs \* Fencing & Retaining Wall \* Low Maintenance Landscaping \* Garage Door \* Driveway & \* 60-Days - Negotiable Possession. Excellent location within close proximity to variety of schools, parks, playgrounds, recreation, restaurants, Sir Winston Churchill Avenue, Riel Business Park, Sturgeon River Valley, & Downtown / City Hall.

Built in 1972

## Essential Information

MLS® #	E4461779
Price	\$497,900
Lease Rate	\$18
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,886
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	16 Gatewood Avenue
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0Z9

### Amenities

Amenities	Air Conditioner, Crawl Space, Detectors Smoke, Front Porch, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows, See Remarks
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	See Remarks, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Hillside, Landscaped, Park/Reserve, Picnic Area, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Robert Rundle
Middle	Sir George Simpson
High	Bellerose

### **Additional Information**

Date Listed	October 10th, 2025
Days on Market	1
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 October 11th, 2025 at 5:02pm MDT