

## \$380,000 - 402 5 Gate Avenue, St. Albert

MLS® #E4449556

**\$380,000**

2 Bedroom, 2.00 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

Grandin, St. Albert, AB

Welcome to the TOP FLOOR of Ravine Park on Gate in St. Albert! This bright and stylish 2 bed/2 bath unit features soaring 12'™ ceilings and a spacious open-concept layout. The impressive great room offers wraparound windows, a cozy gas fireplace, and access to your private balcony with gas BBQ hookup and power awning. The modern kitchen is ideal for entertaining, with granite countertops, stainless steel appliances including a brand new oven and dishwasher. The oversized primary suite includes a walk-in closet and a 3-piece ensuite. A generous second bedroom, full 4-piece bath, and convenient in-suite laundry round out the space. Enjoy central A/C, titled underground plus an outdoor stall, and a separate titled storage unit. Building amenities include a fitness and social room, all within walking distance to shopping, trails, and transit. A perfect blend of comfort and convenience!

Built in 2006

### Essential Information

MLS® #	E4449556
Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,271
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 5 Gate Avenue
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0N3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, No Animal Home, Security Door, Sprinkler System-Fire
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
Fireplaces	Corner
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                7  
Zoning                              Zone 24  
Condo Fee                        \$704

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