

# Very Good Condition Family Home Awaiting Your Finishing Touches!!

16 Gatewood Avenue  
St. Albert, Alberta  
**\$497,900**



**\* TO VIEW MY  
VIRTUAL TOUR  
VIDEO & 3-D  
MATTERPORT:  
KellyGrant.ca!**

**\* Excellent St. Albert -- Grandin location within close proximity to variety of Schools, Parks, Playgrounds; Recreation; Restaurants; Sir Winston Churchill Avenue; Riel Business Park; Sturgeon River Valley; and Downtown / City Hall!**

## List of Property Features plus Functional Upgrades Over the Years:

- Total of 4 Bedrooms + Den and 2.5 Bathrooms
- Interior Painting
- Laminate and 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 Conditioning, and Hot Water Tank
- Windows
- Exterior and Attic Insulation
- Siding and Eavestroughs
- Fencing and Retaining Wall
- Low Maintenance Landscaping
- Garage Door and Driveway
- 60 Days – Negotiable Possession



**Kelly Grant**, M.Eng., ABR, NCSO, P.Eng.  
Residential / Commercial REALTOR®

4107-99th Street NW  
Edmonton, Alberta  
Canada T6E 3N4

Phone: 780-414-6100  
Text: 780-717-9290  
Email: [SOLD@KellyGrant.ca](mailto:SOLD@KellyGrant.ca)  
Web: [KellyGrant.ca](http://KellyGrant.ca)

Where Real Estate Happens™



**16 Gatewood Avenue, St. Albert, AB**

**\* LIST PRICE: \$497,900**

<b>Area:</b>	City of St. Albert	<b>Bedrooms &amp; Dens:</b>	4 = 3 (U) + 1 (M) [plus 1 Den (L)]
<b>Neighbourhood:</b>	Grandin	<b>Bathrooms:</b>	2.5 = 1 (U) + 0.5 (M) + 1 (L)
<b>Zone:</b>	24	<b>Living Room:</b>	5.6 m x 4.4 m (A)
<b>Style:</b>	4-Level Split House	<b>Dining Room:</b>	4.2 m x 2.5 m (A)
<b>House RMS Area:</b>	1886 sq. ft. (U + A + M)	<b>Kitchen / Dinette:</b>	4.2 m x 3.6 m (A)
<b>Basement Interior:</b>	463 sq. ft. (L)	<b>Primary Bedroom:</b>	4.4 m x 4.3 m (U)
<b>Year Built:</b>	1972	<b>Bedroom #2:</b>	3.0 m x 2.9 m (U)
<b>Taxes:</b>	\$4538 / yr. (2025)	<b>Bedroom #3:</b>	3.7 m x 2.9 m (U)
<b>Double Garage:</b>	Attached, Front Drive Access	<b>Bedroom #4 / Office:</b>	3.3 m x 2.7 m (M)
<b>Exterior:</b>	Siding & Brick	<b>Family Room:</b>	5.1 m x 4.2 m (L)
<b>Shingles:</b>	Asphalt Shingles	<b>Office / Den:</b>	3.2 m x 2.7 m (L)
<b>Heating:</b>	Forced Air x 1 (nat. gas, high-eff.)	<b>Bonus Room:</b>	4.9 m x 4.0 m (L)
<b>Possession Date:</b>	60 Days - Negotiable	<b>Basement:</b>	Partly-Finished (Full + Crawl)
<b>Land Use Code:</b>	R1 - Low Density Residential	<b>Gas Fireplace:</b>	Brick Surround (M)
<b>Legal Description:</b>	Plan 4744RS Block 25 Lot 70	<b>Updated Flooring:</b>	Laminate, Lino, & Carpet

**Att. Goods Excluded:** (a). Water Filtration System; (b). Upper Level Window Coverings; (c). Front Chandelier

**Goods Included as-is:** (1). Refrigerator x 2; (2). Freezer; (3). Electric Stove; (4). Hoodfan; (5). Built-in Dishwasher; (6). Washer; (7). Dryer; (8). Fireplace Tools; (9). Window Coverings; (10). Garage Remote x 2; (11). Lawnmower; (12). Snowblower; (13). Garden Tools; (14). Patio Swing; (15). Storage Shed; (16). Shelving; (17). Lawnmower; (18). Snowblower; (19). Patio Table; & (20). Patio Chair x 8

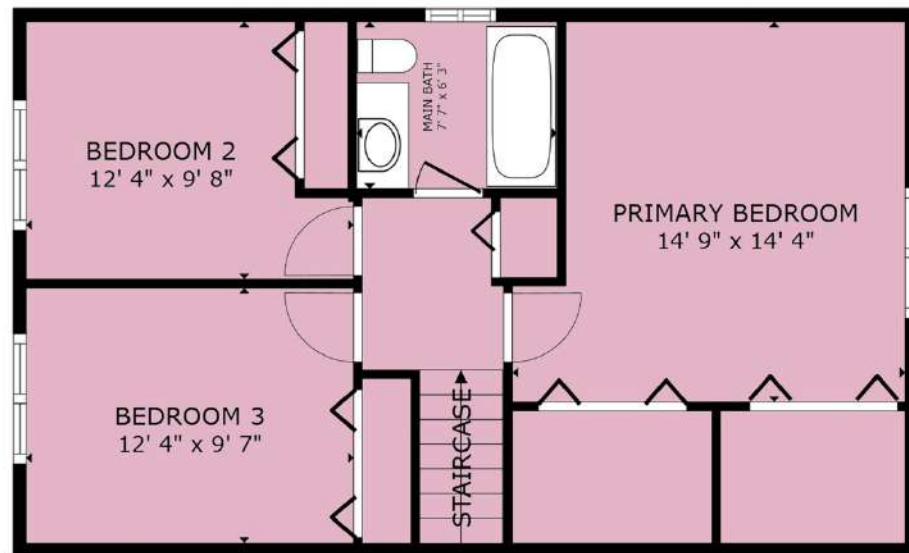
**Other Goods Incl.:** Both Vacuum System and Water Softening Equipment not working -- included 'as-is'

**Goods Negotiable:** All Garage Contents



\* Buyer due diligence is required to verify all listing information presented.

### 16 Gatewood Avenue, St. Albert, AB (Grandin) -- Upper Level Schematic



RMS Area for Upper Level = 63.1 sq. m. = 680 sq. ft.

### 16 Gatewood Avenue, St. Albert, AB (Grandin) -- Above Level Schematic



RMS Area for Above Level = 57.3 sq. m. = 616 sq. ft.

Total House RMS Area (U + A + M Levels) = 175.2 sq. m. = 1886 sq. ft.

## 16 Gatewood Avenue, St. Albert, AB (Grandin) -- Main Floor Schematic



RMS Area for Main Level = 54.8 sq. m. = 590 sq. ft.

## 16 Gatewood Avenue, St. Albert, AB (Grandin) -- Lower Level Schematic



Interior Area for Lower Level only (not including crawl space) = 43.0 sq. m. = 463 sq. ft.



16 Gateway Avenue, St. Albert, AB (Grandin) – Main & Above Level Photos)





16 Gateway Avenue, St. Albert, AB (Grandin) – Upper Level Photos)



16 Gateway Avenue, St. Albert, AB (Grandin) – Lower Level Photos)





16 Gateway Avenue, St. Albert, AB (Grandin) – Exterior Photos)





16 Gateway Avenue, St. Albert, AB (Grandin) -- Neighbourhood Aerial Photos

