

\$269,900 - 201, 35 Sturgeon Road, St. Albert

MLS® #A2115562

\$269,900

1 Bedroom, 1.00 Bathroom, 729 sqft

Residential on 0.00 Acres

Braeside, St. Albert, Alberta

TURNKEY OPPORTUNITY - A stunning corner unit condo with breathtaking views of the Sturgeon River and park system. This exquisitely designed residence offers an abundance of natural light, showcasing its elegant hardwood flooring and spacious kitchen adorned with granite countertops. The primary suite boasts a large walk-in closet, and is adjoined to 4 piece bathroom, thus serves as an ensuite. A charming corner gas fireplace adds warmth and character to the living space. Step onto the balcony that faces the river, providing a serene retreat to unwind and soak in nature's beauty. Includes insuite laundry & heated underground titled parking stall. Added amenities such as a meeting room, full gym and ample visitor parking, this exceptional location truly has it all. Don't miss out on this opportunity to own a piece of paradise. Walk to the Farmers Market only blocks away, or enjoy easy access to major arteries and so much more.

Built in 2009

Essential Information

MLS® #	A2115562
Price	\$269,900
Sold Price	\$264,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	729
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Back Split, Low-Rise(1-4)
Status	Sold

Community Information

Address	201, 35 Sturgeon Road
Subdivision	Braeside
City	St. Albert
County	St. Albert
Province	Alberta
Postal Code	T8N 0E8

Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	June 5th, 2024
Days on Market	78
Zoning	RF7
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Noralta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.