

# **\$363,400 - 208 260 Sturgeon Road, St. Albert**

MLS® #E4432816

## **\$363,400**

2 Bedroom, 2.00 Bathroom, 1,269 sqft  
Condo / Townhouse on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

Well kept 1269 sq. ft. 2 bedroom, 2 bath, corner unit in a great building with a fantastic location! Bright and sunny with hardwood flooring throughout. The kitchen features white cabinets, tile backsplash and newer stainless steel appliances. The living room has plenty of space and a cozy gas fireplace. The huge primary bedroom has a walk-in closet and a 4 piece ensuite with a newer vanity. Main bathroom features a large shower. Newer washer and dryer. South facing balcony. 2 titled underground parking stalls and one storage room on the same floor. This building has an exercise room, social room and games room. Across the street from the Botanic Park and Sturgeon River walking paths! Pet friendly building with board approval.

Built in 2002

## **Essential Information**

MLS® #	E4432816
Price	\$363,400
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,269
Acres	0.00
Year Built	2002



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	208 260 Sturgeon Road
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7C6

### Amenities

Amenities	Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows
Parking	Parkade, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 24
Condo Fee	\$664

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