

# **\$298,000 - 301 37 Sir Winston Churchill Avenue, St. Albert**

MLS® #E4441503

**\$298,000**

1 Bedroom, 1.50 Bathroom, 1,085 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (St. Albert), St. Albert, AB

IN THE HEART OF IT ALL!!! This 1,085 sq. ft condo with 2 UNDERGROUND PARKING STALLS AND A STORAGE CAGE in prestigious Churchill House is close to parks, trails, boutiques, dining & St. Albert's famous Farmers Market. Tons of light flood the large dining/living room area featuring two walls of windows, hardwood floors & cozy gas F/P. The adjoining den could also be a 2nd bedroom, media room, hobby area, etc.. Enjoy a morning coffee on the private east facing balcony with natural gas hookup. The CHEF'S DREAM KITCHEN includes a prep island with an eating bar, corner pantry & double oven; perfect for entertaining family & friends. The large primary suite with his & her closets & 4 pc ensuite also has a door to the balcony. Convenient in-suite laundry & a 4 pc main bath complete this home. It is just steps from the elevator & amenities room; great for socializing with neighbours. Suited for those looking for the highest quality maintenance free lifestyle. Just move in and enjoy!

Built in 1993

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4441503  |
| Price  | \$298,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,085                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 301 37 Sir Winston Churchill Avenue |
| Area        | St. Albert                          |
| Subdivision | Downtown (St. Albert)               |
| City        | St. Albert                          |
| County      | ALBERTA                             |
| Province    | AB                                  |
| Postal Code | T8N 0G3                             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking-Visitor, Party Room, Secured Parking, Security Door |
| Parking Spaces | 2   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Brick                  |
| Exterior Features | Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Brick                  |
| Foundation        | Concrete Perimeter           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 24         |
| Condo Fee      | \$688           |

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Listing information last updated on June 18th, 2025 at 8:02am MDT