

# \$449,000 - 310 260 Sturgeon Road, St. Albert

MLS® #E4423619

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,464 sqft  
Condo / Townhouse on 0.00 Acres

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

Top floor with a wall of windows on the west side makes this the premier unit in Churchill Properties. Huge 1463 sf , 2 bedroom, 2 full bathrooms , large spacious rooms. The balcony overlooks the serene botanical gardens. The kitchen was remodelled with stunning Cabinetry, pull out drawers, spice racks, Granite Countertops and Stainless Steel Appliances. There is an almost new Washer and Dryer. Enjoy Gleaming Hardwood Floors, a Gas Fireplace, TITLED Underground Parking, an abundance of closet space, Central Air conditioning, and a built in Vacuum. There is a separate large storage room located right next door. The building has an exercise room, social room and games room. If you are considering a condominium lifestyle and you want to have space and lots of natural light - then this is the one. Hurry, this will not last. Curio cabinet can stay if Buyers want. This is a PET- FRIENDLY building, with board approval and size restrictions.

Built in 2002

## Essential Information

MLS® #	E4423619
Price	\$449,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,464
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	310 260 Sturgeon Road
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7C6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage-Locker Room
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	12
Zoning	Zone 24
Condo Fee	\$678

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