

Courtesy Of Guy Pelletier Of Century 21 Reward Realty

# \$269,900 - 213 260 Sturgeon Road, St. Albert

MLS® #E4431396

**\$269,900**

1 Bedroom, 1.50 Bathroom, 863 sqft  
Condo / Townhouse on 0.00 Acres

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

Wondrous in Woodlands! This spacious 863 sq ft 1-bedroom, 2-bathroom condo is in a quiet, well-managed building built in 2003, directly across from the Rose/Botanical Gardens and Red Willow Park Trails. It features a bright kitchen with natural wood cabinetry and ample cupboard space, a raised eating bar, and a dining area that flows into a cozy living room with fireplace. The large bedroom includes a walk-in closet and a 4-piece ensuite with a relaxing soaker tub. Quality finishes throughout include engineered hardwood, ceramic tile, and Berber carpet. Enjoy large windows with nice window coverings and balcony access from both the living room and bedroom. Enjoy In-suite laundry plus a spacious storage/mechanical room with extra shelving. Includes heated underground parking near the elevator, same-floor storage, a gym, library/billiards room and meeting space. An active social committee adds to the welcoming atmosphereâ€”perfect for those who enjoy a vibrant, social lifestyle!!

Built in 2003

## Essential Information

MLS® #	E4431396
Price	\$269,900



Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	863
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	213 260 Sturgeon Road
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7C6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Intercom, Parking-Visitor, Recreation Room/Centre, Security Door, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows
Parking	Heated, Insulated, Single Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Schools, Shopping Nearby, Vegetable Garden
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Keenooshayo/Neil Ross
Middle	Elmer Gish/Richard Fowler
High	Paul Kane/St. Albert

## Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 24
Condo Fee	\$442

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