

# **\$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 | 7                |
| Zoning         | Zone 24          |
| Condo Fee      | \$664            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 5:17am MDT