

# **\$339,000 - 105 260 Sturgeon Road, St. Albert**

MLS® #E4433505

**\$339,000**

2 Bedroom, 2.00 Bathroom, 1,059 sqft  
Condo / Townhouse on 0.00 Acres

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

This beautifully maintained 2 bed/2 bath ground-floor garden suite is ideal for those seeking comfort, convenience, and community. Located in a well-managed building, it features modern white cabinetry, hardwood floors, A/C, gas fireplace, crown mouldings, 9 ft ceilings, and under-cabinet lighting. Enjoy your spacious, maintenance-free patio with gas line—perfect for quiet evenings or entertaining. The large primary suite includes his & hers walk-in closets and a 4-pc ensuite & a generous second bedroom. Thoughtfully designed for easy living, the building includes 1 underground parking stall, condo fees (include heat and water), storage lockers, a fitness room, games room, and community garden plots. All this across from the Botanical Garden, Kingswood Park, Red Willow Trail system & the Sturgeon River. 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! This is a pet-friendly building, with board approval.

Built in 2002

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4433505  |
| Price  | \$339,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,059                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105 260 Sturgeon Road  |
| Area        | St. Albert             |
| Subdivision | Woodlands (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7C6                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Vinyl Windows, HRV System, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 3  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 24          |
| Condo Fee      | \$510            |

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Listing information last updated on May 1st, 2025 at 11:02am MDT