

# **\$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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