

## \$234,000 - 220 35 Sturgeon Road, St. Albert

MLS® #E4464824

**\$234,000**

1 Bedroom, 1.00 Bathroom, 712 sqft

Condo / Townhouse on 0.00 Acres

Braeside, St. Albert, AB

SIMPLY SENSATIONAL! Unbelievable Value in the desirable Tenor on the River! Yes, luxury living is within your reach! Opportunity to be the second owner of this beautiful condo featuring an open concept design with ultra modern decor, large kitchen with glass tile backsplash, stainless steel appliances and abundance of cupboards, Large Living Room with Fireplace, over sized Master Bedroom, spacious 4 piece bath, in-suite laundry, 9 foot ceilings, Central Air Conditioning, Covered Patio with Gas Hookup for BBQ. Titled underground, parking stall and assigned storage cage. Building amenities include a state of the art Gym, Owners Lounge, Owners balcony to enjoy the River View - Hotel Style Lobby. Concrete and Steel Construction. Even underground visitor parking for your guests! Fabulous location only steps to Red Willow Trails, Downtown St. Albert-Enjoy all the seasonal festivals, shopping & restaurants and more. This home will not disappoint, pride of ownership evident throughout! A must to see!

Built in 2009

### Essential Information

MLS® # E4464824

Price \$234,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 712                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 220 35 Sturgeon Road |
| Area        | St. Albert           |
| Subdivision | Braeside             |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 0E8              |

### Amenities

|                |                                                                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                                                                          |
| Parking        | Heated, Underground                                                                                                                                                                                                                                        |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Heat Pump, Natural Gas                                                                                                        |
| Fireplace    | Yes                                                                                                                           |
| Fireplaces   | Tile Surround                                                                                                                 |
| # of Stories | 4                                                                                                                             |
| Stories      | 1                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Steel, Stone, Hardie Board Siding                                                                                                                                |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                                                                    |
| Construction      | Steel, Stone, Hardie Board Siding                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 24            |
| Condo Fee      | \$534              |

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 November 12th, 2025 at 5:32am MST