



## 70 WOODLANDS Road 111 St. Albert AB

\$199,900

Nestled in the sought-after community of Woodlands, this cozy and affordable 3-bedroom, 1-bathroom home is perfect for first-time buyers, downsizers, or savvy investors. With great rental potential, this property offers a bright, open living space filled with natural light, and a functional layout for easy living. The spacious living area is perfect for family gatherings or quiet relaxation, while nearby parks and walking trails enhance the outdoor lifestyle. Conveniently located near schools, shopping, and public transit, this gem is an ideal investment opportunity. Own your slice of St. Albert - all for under \$200K!

Listing Presented By:



Originally Listed by:  
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