



## St. Albert Alberta

\$324,000

WOW!! NO CONDO FEES! WHY RENT! Investors or First Time Home Buyers. Don't miss this incredible opportunity to own an extensively updated townhome in beautiful St. Albert. Nearly 1200 sq ft, with 3 bedrooms and 2 full bathrooms, hardwood floors, newer furnace, newer hot water tank, newer shingles (2023), single detached garage w. 220/240v 60 amp subpanel(2008), newer vinyl windows, concrete walls between units, plumbing upgraded too! Even the kitchen has been renovated with maple cabinets. Large windows allow plenty of natural light. Enjoy the refurbished front deck with view of park. You own the land. This is not a condo. Easy access to the Anthony Henday, St. Albert Trail, and walking distance to schools and parks. Don't miss this rare opportunity. (id:6769)

Storage 4.05 m X 3 m

Laundry room 2.59 m X 3.03 m

Utility room 2.92 m X 2.99 m

Living room 5.42 m X 3.6 m

Dining room 2.16 m X 3.4 m

Kitchen 2.83 m X 3.24 m

Primary Bedroom 3.87 m X 3.68 m

Bedroom 2 2.83 m X 3.26 m

Bedroom 3 2.97 m X 3.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.sharonryan.ca/>

**RE/MAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.