



## St Albert Alberta

\$314,900

Discover this charming 45+ age-restricted condo located in the heart of downtown St. Albert. This south-facing unit offers a bright living space with 1,200 sqft of open-concept living. The spacious living room features a cozy gas fireplace, perfect for relaxing evenings. The primary bedroom includes a 4-piece ensuite. A versatile office with French Doors offers flexible options—use it as a 2nd bedroom, home office or formal dining area to suit your lifestyle. The unit also boasts a full 3-piece guest bathroom and a laundry room w/ sink and storage. Additional highlights include another office/storage room to accommodate your needs, an underground parking stall w/storage cage and access to an amenities room on the main level. The building fosters a welcoming community atmosphere. Situated close to all amenities, enjoy scenic walking trails along the St. Albert River and the renowned St. Albert Farmer's Market. Please note, this building is pet-free and smoke-free, ensuring a clean and peaceful environment. (id:6769)

Living room 6.29 m X 5.3 m

Dining room Measurements not available

Kitchen 2.54 m X 3.8 m

Den 2.81 m X 2.61 m

Primary Bedroom 4.76 m X 3.75 m

Office 3.8 m X 3.41 m

Laundry room 2.47 m X 2.61 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

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