

## \$155,000 - 306 22 Alpine Place, St. Albert

MLS® #E4432566

**\$155,000**

2 Bedroom, 1.00 Bathroom, 870 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this bright and inviting 2-bedroom, 1-bathroom, 870 square foot top floor condo, perfectly located for both comfort and convenience. Featuring laminate flooring throughout, this home offers a spacious living room and dedicated dining area—ideal for relaxing or entertaining guests. Step out onto your private balcony and enjoy peaceful, treed views, perfect for morning coffee or evening unwinding. The large in-unit storage room adds exceptional practicality, while ample visitor parking ensures friends and family are always welcome. Located within walking distance to Elmer S. Gish K-9 School, parks and offering quick, easy access to the Anthony Henday, this is a fantastic opportunity for families, first-time buyers, or savvy investors. Comes with one outside parking stall. Don't miss your chance to own this charming, well-located condo!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432566  |
| Price          | \$155,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 870       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1982                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 22 Alpine Place |
| Area        | St. Albert          |
| Subdivision | Akinsdale           |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 3Y2             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | No Smoking Home, Parking-Visitor |
| Parking   | Stall                            |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                   |
| Fireplaces   | Brick Facing  |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood                     |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood                     |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 26               |

|           |         |
|-----------|---------|
| Zoning    | Zone 24 |
| Condo Fee | \$542   |

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Listing information last updated on May 20th, 2025 at 12:47pm MDT