

# \$359,000 - 80 3 Poirier Avenue, St. Albert

MLS® #E4452668

**\$359,000**

3 Bedroom, 3.00 Bathroom, 1,154 sqft  
Condo / Townhouse on 0.00 Acres

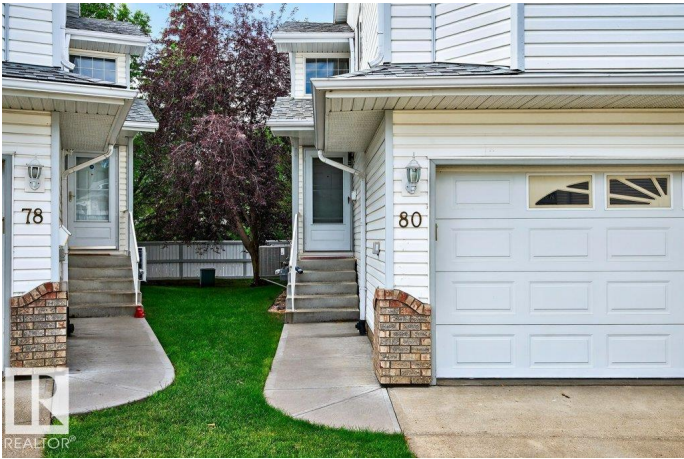
Pineview, St. Albert, AB

Welcome to Phantom Ridge! This beautifully maintained 3-level split half duplex offers 3 bedrooms, 3 bathrooms, and a double attached garage. Enjoy year-round comfort with central A/C. The bright, open-concept main floor features a spacious living room that seamlessly flows into a stylish kitchen with stainless steel appliances, beautiful cabinetry, and a functional island—perfect for meal prep and gatherings. Step outside to a stunning two-tiered deck, ideal for summer BBQs, entertaining friends, or enjoying your morning coffee in peace. The finished basement boasts an open rec room, a full bathroom, a bedroom, and convenient laundry facilities. Located in a quiet neighbourhood with plenty of visitor parking, this home radiates charm, comfort, and thoughtful design in every corner.

Built in 1995

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452668  |
| Price          | \$359,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,154     |
| Acres          | 0.00      |
| Year Built     | 1995      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | 3 Level Split     |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 80 3 Poirier Avenue |
| Area        | St. Albert          |
| Subdivision | Pineview            |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6M6             |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor |
| Parking   | Double Garage Attached                 |

### Interior

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                            |
| Stories      | 3                                                                                                                                    |
| Has Basement | Yes                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 24           |
| Condo Fee      | \$483             |

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Listing information last updated on August 20th, 2025 at 10:17pm MDT