

## \$475,000 - 107 45 Inglewood Drive, St. Albert

MLS® #E4461296

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Inglewood (St. Albert), St. Albert, AB

If you've been dreaming of more ease and less upkeep without giving up space, welcome home. This 1252 SqFt ground floor condo in Sierras of Inglewood offers all the comfort and connection you've been looking for. The open, sun filled layout easily fits full sized furniture, with a well appointed kitchen featuring stainless steel appliances and plenty of storage. Enjoy central air conditioning, a spacious primary suite with walk in closet and ensuite, plus a generous second bedroom for guests or hobbies. With two titled underground stalls and a large in suite laundry room, everyday living is effortless. Life here comes with resort style amenities including an indoor pool, hot tub, sauna, fitness room, wood workshop, car wash and guest suite, all in a friendly, social community close to shopping, dining and transit. It's more than a condo, it's a lifestyle.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461296  |
| Price          | \$475,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,252     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 107 45 Inglewood Drive |
| Area        | St. Albert             |
| Subdivision | Inglewood (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 0B6                |

### Amenities

|                |                                                                                                                                                                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Car Wash, Closet Organizers, Deck, Exercise Room, Guest Suite, Hot Tub, Intercom, Parking-Extra, Parking-Visitor, Party Room, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Storage-Locker Room, Workshop |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                   |
| Parking        | Heated, Underground                                                                                                                                                                                                                                                                 |
| Has Pool       | Yes                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Wine/Beverage Cooler |
| Heating           | Hot Water, Natural Gas                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                             |
| Stories           | 1                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                                             |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                               |
| Exterior Features | Golf Nearby, Landscaped, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 24           |
| Condo Fee      | \$782             |

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Listing information last updated on October 9th, 2025 at 3:32am MDT