

## \$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	4

Zoning	Zone 24
Condo Fee	\$542

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 11:47am MDT