

\$234,000 - 220 35 Sturgeon Road, St. Albert

MLS® #E4464824

\$234,000

1 Bedroom, 1.00 Bathroom, 712 sqft

Condo / Townhouse on 0.00 Acres

Braeside, St. Albert, AB

SIMPLY SENSATIONAL! Unbelievable Value in the desirable Tenor on the River! Yes, luxury living is within your reach! Opportunity to be the second owner of this beautiful condo featuring an open concept design with ultra modern decor, large kitchen with glass tile backsplash, stainless steel appliances and abundance of cupboards, Large Living Room with Fireplace, over sized Master Bedroom, spacious 4 piece bath, in-suite laundry, 9 foot ceilings, Central Air Conditioning, Covered Patio with Gas Hookup for BBQ. Titled underground, parking stall and assigned storage cage. Building amenities include a state of the art Gym, Owners Lounge, Owners balcony to enjoy the River View - Hotel Style Lobby. Concrete and Steel Construction. Even underground visitor parking for your guests! Fabulous location only steps to Red Willow Trails, Downtown St. Albert-Enjoy all the seasonal festivals, shopping & restaurants and more. This home will not disappoint, pride of ownership evident throughout! A must to see!



Built in 2009

Essential Information

MLS® #	E4464824
Price	\$234,000
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	712
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	220 35 Sturgeon Road
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0E8

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Steel, Stone, Hardie Board Siding
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Steel, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 5th, 2025
Days on Market	15
Zoning	Zone 24
Condo Fee	\$534

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 November 20th, 2025 at 2:47pm MST