

## \$265,000 - 112 260 Sturgeon Road, St. Albert

MLS® #E4442105

**\$265,000**

1 Bedroom, 1.50 Bathroom, 805 sqft

Condo / Townhouse on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

Welcome to this charming ground-floor condo in the desirable Woodlands area of St. Albert. This one-bedroom unit offers comfortable, single-level living—perfect for professionals or downsizers seeking a low-maintenance lifestyle. Step outside to enjoy direct access to the outdoors and explore nearby amenities. Just minutes away, the beautiful St. Albert Botanic Park features Alberta’s largest public rose collection and tranquil riverside gardens. The expansive Red Willow Trail System—over 99 km of paved and natural paths—offers endless opportunities for walking, biking, or jogging. Free street parking, nearby shopping, and essential services add to the convenience, while the vibrant downtown and St. Albert Place are easily reached by tree-lined trails. Don’t miss your chance to own this well-located and inviting home.

Built in 2002

### Essential Information

MLS® #	E4442105
Price	\$265,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	805
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	112 260 Sturgeon Road
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7C6

### Amenities

Amenities	Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Single Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Environmental Reserve, Flat Site, Landscaped, Level Land, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	11
Zoning	Zone 24
Condo Fee	\$337

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