

# \$264,900 - 314 35 Sturgeon Road, St. Albert

MLS® #E4428856

**\$264,900**

2 Bedroom, 1.00 Bathroom, 1,024 sqft  
Condo / Townhouse on 0.00 Acres

Braeside, St. Albert, AB

Step into a world of luxury with this exquisite top-floor residence in the desirable Tenor on the River! Spanning over 1,000 sq ft, this ultra-modern 2-bdrm condo is designed for those who appreciate refined living. Spacious living room, c/w a charming gas fireplace, sets the perfect ambiance for relaxation and entertainment. Unleash your culinary creativity in the chef-inspired kitchen, expansive 2nd bdrm/den offers versatility for your lifestyle needs. Primary bedroom is a true sanctuary, featuring a generous walk-in closet. Central A/C ensures effortless living. Bask in the sunshine on your southeast-facing balcony. Titled underground tandem parking stall. Dedicated storage. Enjoy a wealth of amenities, including a chic lobby, a state-of-the-art gym, and an inviting owners' lounge and underground visitor parking. Nestled along the serene banks of the Sturgeon River and mere steps from Red Willow Trails, this location offers unparalleled access to downtown St. Albert, schools, shopping, and more!

Built in 2009

## Essential Information

MLS® #	E4428856
Price	\$264,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	314 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., Closet Organizers, Intercom, 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	2
Parking	Heated, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Steel, Composition, Stone
Exterior Features	Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Steel, Composition, Stone
Foundation	Slab

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	Zone 24
Condo Fee	\$769

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