

## \$129,000 - 103 47 Sturgeon Road, St. Albert

MLS® #E4437152

**\$129,000**

2 Bedroom, 1.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Braeside, St. Albert, AB

Looking for a budget-friendly home with stunning views in a highly desirable neighbourhood? Enjoy direct access to the city's extensive trail system—perfect for walking or biking year-round. Just minutes from vibrant downtown St. Albert, you're close to the famous farmers market, schools (elementary through high school), and a wide variety of shops, including St. Albert Centre right across the river. The suite features no stairs to access, making it ideal for those seeking single-level living or enhanced accessibility. Whether you're looking for a smart investment or a place to call home, this is a fantastic opportunity to own a piece of what St. Albert has to offer. The private-feeling patio off the living room opens onto green space, adding to the peaceful, natural setting.

Built in 1972

### Essential Information

MLS® #	E4437152
Price	\$129,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	1972



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 47 Sturgeon Road
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0E8

### Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	46
Zoning	Zone 24
Condo Fee	\$490

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