

# \$300,000 - 405 35 Sir Winston Churchill Avenue, St. Albert

MLS® #E4448703

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Downtown (St. Albert), St. Albert, AB

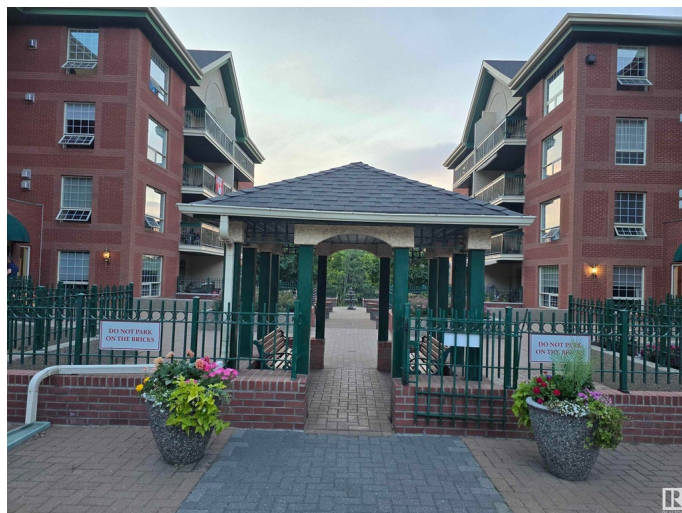
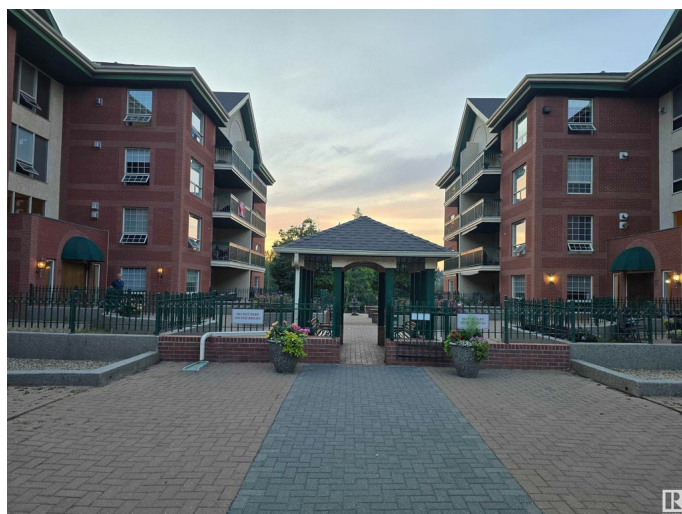
Located in the heart of St. Albert, this top-floor corner unit with southwest exposure is filled with natural light and features two walls of windows in the open-concept living and dining area, complete with a cozy gas fireplace. Step onto the spacious balcony to enjoy your morning or afternoon coffee while taking in the scenic views. The grand primary suite offers a 4-piece ensuite and direct access to the balcony. A second bright bedroom overlooks lush greenery, and a 3-piece main bath along with a full laundry room add everyday convenience. This beautifully maintained 1,085 sq. ft. condo includes one underground parking stall, a storage cage, and is located just steps from the elevator. Situated in the heart of downtown, it offers a high-quality, maintenance-free lifestyle in a prime location—just moments from parks, trails, boutiques, dining, and Alberta's largest Farmers' Market and Alberta's largest Children's Festival, all right outside your door!

Built in 1992

## Essential Information

MLS® # E4448703

Price \$300,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	405 35 Sir Winston Churchill Avenue
Area	St. Albert
Subdivision	Downtown (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0G3

### Amenities

Amenities	Gazebo, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Storage Cage
Parking	Single Indoor

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	8
Zoning	Zone 24
Condo Fee	\$712

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Listing information last updated on July 26th, 2025 at 2:47pm MDT