

## \$234,900 - 616 3 Perron Street, St. Albert

MLS® #E4437554

**\$234,900**

2 Bedroom, 2.00 Bathroom, 1,211 sqft

Condo / Townhouse on 0.00 Acres

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

Step into style with this beautifully renovated 2 bedrooms, 2 full bath rooms condo. This stunning unit combines contemporary finishes with thoughtful design to offer the ideal of comfort and sophistication. Every detail has been meticulously updated; from brand new flooring, fresh paint to custom cabinetry and sleek quartz countertops. The open concept kitchen features stainless steel appliances, stylish backsplash, and a spacious island, perfect for entertaining. Enjoy abundant natural light and unwind with view overlooking park. Spacious master bedroom offers a generous walk in closet, fully updated ensuite with modern fixtures; beautiful shower and bath with designer tile. Additional perks include in-suite laundry, fireplace, and 2 underground parking stalls. Located steps from shops, parks, and transit. This move-in condo is perfect for professionals, down-sizers or anyone looking to enjoy low maintenance luxury living. Don't miss this opportunity to own a turnkey home in a prime location.

Built in 1991

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4437554  |
| Price    | \$234,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,211                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 616 3 Perron Street   |
| Area        | St. Albert            |
| Subdivision | Downtown (St. Albert) |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 5Z5               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Exercis<br>Storage-In-Suite, Vinyl Windo |
| Parking   | Double Indoor, Heated, Parka                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer,<br>Stove-Electric, Washer, Windo |
| Heating           | Hot Water, Natural Gas, See                                  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Remote Control                                       |
| # of Stories      | 7  |
| Stories           | 7  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Corner Lot, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground |



|              |  |
|--------------|--|
|              | Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Stucco  |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 24        |
| Condo Fee      | \$645          |

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Listing information last updated on June 17th, 2025 at 3:32pm MDT