

## \$374,900 - 30 3 Poirier Avenue, St. Albert

MLS® #E4441330

**\$374,900**

2 Bedroom, 3.00 Bathroom, 1,301 sqft

Condo / Townhouse on 0.00 Acres

Pineview, St. Albert, AB

Welcome to this beautifully updated townhome in the highly desirable community of Phantom Ridge~BACKING ONTO A SERENE WALKING TRAIL & lush greenery. This bright & inviting 2-storey home features soaring vaulted ceilings & stunning windows that flood the space with natural light in the living area & dining space. The stylish white kitchen is complimented by stainless steel appliances & a breakfast nook. There is also convenient main floor laundry, a large storage closet & a 2-piece powder room. Enjoy relaxing on your covered back porch & private patio area listening to the birds . Upstairs, the open-to-below design enhances the airy feel & includes the 4pce main bathroom & two generously sized bedrooms including the primary with its 3-piece ensuite. The fully finished basement adds versatility with a hair salon space complete with sink, a furnace & storage room, a flex space & a large office or den with closetsâ€”perfect for working from home or additional living space. A true gem in a fantastic complex!

Built in 1995

### Essential Information

MLS® # E4441330

Price \$374,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,301
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 3 Poirier Avenue
Area	St. Albert
Subdivision	Pineview
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6M6

### Amenities

Amenities	Deck, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Private Setting, Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 24
Condo Fee	\$458

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Listing information last updated on June 17th, 2025 at 7:17am MDT