

## \$118,000 - 109 47 Sturgeon Road, St. Albert

MLS® #E4448005

**\$118,000**

2 Bedroom, 1.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

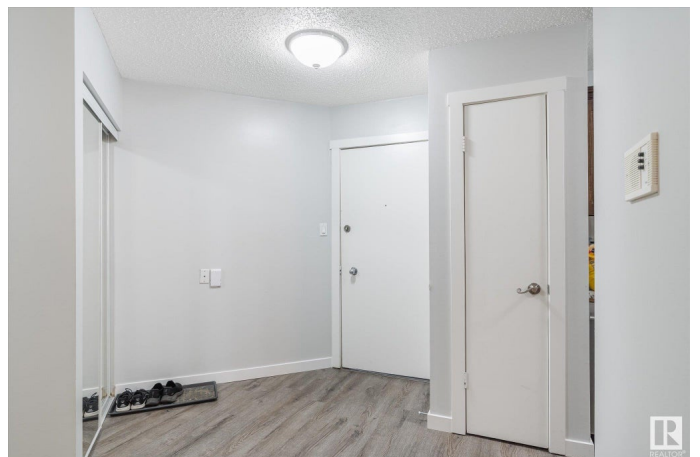
Braeside, St. Albert, AB

A 2-bedroom apartment in St. Albert, just minutes from downtown, with updates at this price? Now that's a rare find. Whether you're a first-time buyer or savvy investor, this is a fantastic opportunity. With over 800 sq ft of living space, this well-maintained unit features tasteful upgrades including laminate flooring throughout, granite countertops, stainless steel appliances, and generous in-suite storage. The functional layout and spacious rooms make it both practical and comfortable. Located in the highly desirable community of Braeside, this home offers incredible value in a prime location—especially with today's limited inventory for budget-conscious buyers.

Built in 1972

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4448005          |
| Price          | \$118,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 822               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 109 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 |
| Parking Spaces | 1                                                |
| Parking        | Stall                                            |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                  |
| # of Stories | 3                                                                                       |
| Stories      | 3                                                                                       |
| 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    | July 16th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 24         |

Condo Fee                    \$499

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Listing information last updated on August 6th, 2025 at 8:47pm MDT