

\$359,000 - 11 3 Poirier Avenue, St. Albert

MLS® #E4449366

\$359,000

2 Bedroom, 3.00 Bathroom, 1,201 sqft

Condo / Townhouse on 0.00 Acres

Pineview, St. Albert, AB

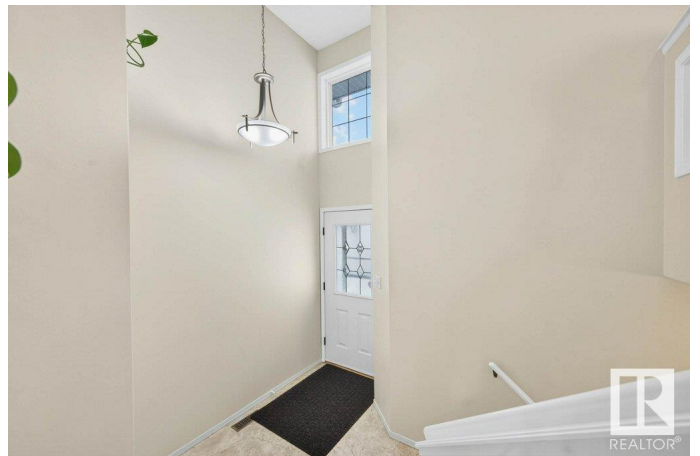
Welcome to this 3-lvl split half duplex located in the desirable community of Phantom Ridge. Offering 2 bedrooms and 3 full bathrooms. This home is beautifully maintained. The open-concept main floor features a bright living room that flows effortlessly into the kitchen—ideal for both entertaining and everyday life. Step outside to the large deck, perfect for summer BBQs, and enjoy year-round comfort with central air conditioning. The open basement provides incredible potential for a third bedroom, additional living space, or a home office, already supported by a full bathroom. Storage room—including an extra fridge and deep freeze. Stay cozy with a high-efficiency gas furnace, and make the most of the double attached garage complete with built-in shelving—a dream setup for the handyman or extra storage needs. This well-maintained home blends practicality with comfort in a quiet, established neighborhood. A must-see for first-time buyers, downsizers, or anyone looking for a move-in-ready space!

Built in 1995

Essential Information

MLS® # E4449366

Price \$359,000



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,201
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	3 Level Split
Status	Active

Community Information

Address	11 3 Poirier Avenue
Area	St. Albert
Subdivision	Pineview
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6M6

Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	13
Zoning	Zone 24
Condo Fee	\$458

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 1:32am MDT