

## \$155,000 - 22 Alpine Place, St. Albert

MLS® #E4440901

**\$155,000**

2 Bedroom, 1.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

Well maintained investment, first-time buyer or downsizing opportunity! This 2nd floor condo unit is nestled in a quiet corner of Akinsdale and offers two good-sized bedrooms and a large in-suite storage room for all your extras. A generous living room large enough for hosting features a cozy fireplace and access to the balcony, surrounded by trees for privacy. Open concept to the dining space and kitchen, which features renovated cabinets, counters and upgraded lighting. Brand new vinyl plank flooring in kitchen, bathroom, entryway and storage room! The primary bedroom has walk-through his and hers closets and convenient access to the 4pc main bath. A second bedroom could also be used as an office. Included with the unit is one parking stall and ample visitor parking for your guests. Steps from Alpine Park pickleball courts, rink, sports field and playground! Elmer S. Gish school is also in easy walking distance.

Built in 1982

### Essential Information

MLS® #	E4440901
Price	\$155,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	850
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	22 Alpine Place
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3Y2

### **Amenities**

Amenities	No Smoking Home, Parking-Visitor
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
Zoning	Zone 24
Condo Fee	\$534

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Listing information last updated on June 15th, 2025 at 4:32pm MDT