

## \$244,900 - 210 35 Sturgeon Road, St. Albert

MLS® #E4459872

**\$244,900**

1 Bedroom, 1.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

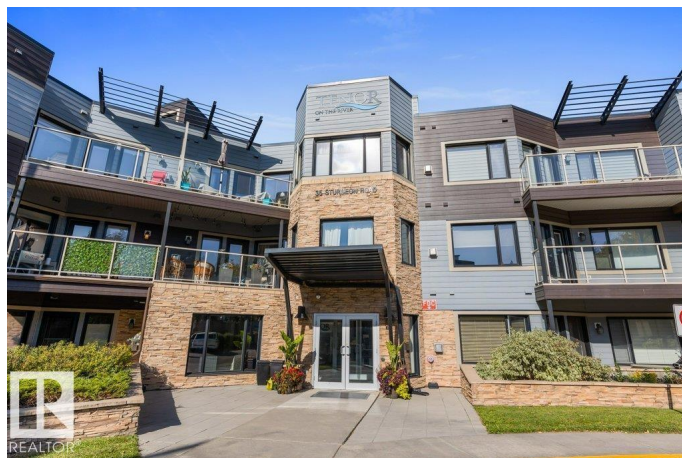
Braeside, St. Albert, AB

Beauty is in season year-round at The Tenor! This fabulous condo features an open concept design with ultra-modern decor, a spacious kitchen equipped with stainless steel appliances, and an abundance of cupboards. Relax in the Living Room with a cozy feature fireplace or retreat to the oversized Primary Bedroom. Enjoy the convenience of a large Den, in-suite laundry, 9 ft ceilings, and Central A/C. Step outside to your covered balcony with a gas hookup for BBQs! 2 titled underground parking stalls and an assigned storage cage. Building amenities include a state-of-the-art gym, Owners Lounge & an owners balcony with stunning river views, all in a hotel-style lobby. Concrete and steel construction ensure durability, and there's even underground visitor parking for your guests! Located just steps from the Red Willow Trails and Downtown St. Albert, you can enjoy seasonal festivals, shopping, restaurants, and more. Don't miss out on this incredible opportunity!

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459872  |
| Price     | \$244,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 815                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 210 35 Sturgeon Road |
| Area        | St. Albert           |
| Subdivision | Braeside             |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 0E8              |

### **Amenities**

|                |                                                                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                                                                |
| Parking        | Heated, Underground                                                                                                                                                                                              |

### **Interior**

|              |                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating      | Heat Pump, Natural Gas                                                                                                                       |
| Fireplace    | Yes                                                                                                                                          |
| Fireplaces   | Mantel, Tile Surround                                                                                                                        |
| # of Stories | 4                                                                                                                                            |
| Stories      | 1                                                                                                                                            |
| Has Basement | Yes                                                                                                                                          |
| Basement     | None, No Basement                                                                                                                            |

### **Exterior**

|          |                                   |
|----------|-----------------------------------|
| Exterior | Steel, Stone, Hardie Board Siding |
|----------|-----------------------------------|

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                                                                                                                                    |
| Construction      | Steel, Stone, Hardie Board Siding                                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                               |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 24              |
| Condo Fee      | \$628                |

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Listing information last updated on October 7th, 2025 at 12:32am MDT