

## \$244,900 - 112 260 Sturgeon Road, St. Albert

MLS® #E4456736

**\$244,900**

1 Bedroom, 1.50 Bathroom, 805 sqft

Condo / Townhouse on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

Welcome to this charming ground-floor condo in the desirable Woodlands area of St. Albert. This one-bedroom unit offers comfortable, single-level living—perfect for professionals or downsizers seeking a low-maintenance lifestyle. Step outside to enjoy direct access to the outdoors and explore nearby amenities. Just minutes away, the beautiful St. Albert Botanic Park features Alberta’s largest public rose collection and tranquil riverside gardens. The expansive Red Willow Trail System—over 99 km of paved and natural paths—offers endless opportunities for walking, biking, or jogging. Free street parking, nearby shopping, and essential services add to the convenience, while the vibrant downtown and St. Albert Place are easily reached by tree-lined trails. Don’t miss your chance to own this well-located and inviting home.

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456736  |
| Price      | \$244,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 805                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 112 260 Sturgeon Road  |
| Area        | St. Albert             |
| Subdivision | Woodlands (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7C6                |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Heated, Single Indoor, Underground                                                                                           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Mantel                                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                  |
| Exterior Features | Environmental Reserve, Flat Site, Landscaped, Level Land, No Through |

Road, Park/Reserve, Playground Nearby, Private Setting, Shopping  
Nearby

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 58                  |
| Zoning         | Zone 24             |
| Condo Fee      | \$337               |

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Listing information last updated on November 5th, 2025 at 12:02am MST