

# **\$307,900 - 301 37 Sir Winston Churchill Avenue, St. Albert**

MLS® #E4426557

## **\$307,900**

1 Bedroom, 1.50 Bathroom, 1,085 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (St. Albert), St. Albert, AB

IN THE HEART OF IT ALL!!! This 1,085 sq. ft condo in prestigious Churchill House is close to parks, trails, boutiques, dining & St. Albert's famous Farmers Market. Tons of light flood the large dining/living room area featuring two walls of windows, hardwood floors & cozy gas F/P. The adjoining den could also be a 2nd bedroom, media room, hobby area, etc.. Enjoy a morning coffee on the private east facing balcony with natural gas hookup. The CHEF'S DREAM KITCHEN includes a prep island with an eating bar, corner pantry & double oven; perfect for entertaining family & friends. The large primary suite with his & her closets & 4 pc ensuite also has a door to the balcony. Convenient in-suite laundry & a 4 pc main bath complete this home. It is just steps from the elevator & amenities room; great for socializing with neighbours. Suited for those looking for the highest quality maintenance free lifestyle. No worrying about the elements due to the convenient UNDERGROUND PARKING STALL with EXTRA STORAGE!

Built in 1993

## **Essential Information**

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Price	\$307,900
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,085
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	301 37 Sir Winston Churchill Avenue
Area	St. Albert
Subdivision	Downtown (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0G3

### **Amenities**

Amenities	Parking-Visitor, Party Room, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Brick
Exterior Features	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 20th, 2025
Days on Market	16
Zoning	Zone 24
Condo Fee	\$688

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