

## \$479,900 - 306 30 St Joseph Street, St. Albert

MLS® #E4430124

**\$479,900**

2 Bedroom, 2.00 Bathroom, 1,607 sqft

Condo / Townhouse on 0.00 Acres

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

Step into a world where elegance meets comfort in this breathtaking condo nestled within the prestigious Versailles. Spanning an impressive 1,600 sq ft, this residence is designed for those who appreciate both charm & sophistication. Massive rooms bathed in natural light from oversized windows. Gourmet kitchen is a culinary artist's dream, seamlessly flowing into a generous dining area and an expansive living room featuring a stunning three-sided fireplace. Fabulous primary suite with a walk-in closet and a luxurious en-suite bathroom along with direct access to your private balcony. The enormous 2nd bdrm can easily double as a stylish den, providing versatility to suit your lifestyle. Large laundry room with built-in cabinetry and a dedicated workspace. U/G titled parking & a separately titled storage unit. Located in the vibrant heart of downtown St. Albert, you're just steps away from a wealth of amenities. This exceptional condo is not just a place to live; itâ€™s a lifestyle waiting for you to embrace.

Built in 2004

### Essential Information

MLS® # E4430124

Price \$479,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,607                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 306 30 St Joseph Street |
| Area        | St. Albert              |
| Subdivision | Downtown (St. Albert)   |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7C9                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Hot Water, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Metal  |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 24          |
| Condo Fee      | \$872            |

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 May 2nd, 2025 at 8:02am MDT