

## \$155,000 - 206 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     | 206 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 | 10             |
| Zoning         | Zone 24        |
| Condo Fee      | \$534          |

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Listing information last updated on June 16th, 2025 at 9:17pm MDT