

## \$212,500 - 516 3 Perron Street, St. Albert

MLS® #E4418347

### \$212,500

2 Bedroom, 2.00 Bathroom, 1,228 sqft

Condo / Townhouse on 0.00 Acres

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

Discover the charm of condo living at Perron Place, perfectly situated in the heart of downtown St. Albert! Imagine strolling to the farmer's market, cafes, shops, and enjoying the nearby river and trails. This 1227 sqft corner unit features two spacious bedrooms and two full bathrooms. Bright open concept living space with upgraded laminate flooring throughout and a cozy gas fireplace for you to enjoy. You'll love the turret dining room "surrounded by big south-facing windows offering views of green space and a charming clock tower. Great functional kitchen with plenty of white cabinetry & newer stainless steel appliances. Relax and unwind in the extra large primary bedroom featuring a 4pc ensuite with oversized jacuzzi and a huge walk-in closet. In suite laundry, security door & 2 underground heated parking stalls. Extra storage locker can be rented for \$25/month. No age restriction and condo fees also include water/sewer & heat. This is more than a home, it's a fantastic deal in an amazing location!

Built in 1991

### Essential Information

MLS® # E4418347

Price \$212,500

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,228                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 516 3 Perron Street   |
| Area        | St. Albert            |
| Subdivision | Downtown (St. Albert) |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8W 5Z5               |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Exterior Walls- 2"x6", Intercom, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                       |
| Parking        | Double Indoor, Heated, Underground                                                                                                                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Mantel                                                                                                       |
| # of Stories      | 6                                                                                                            |
| Stories           | 1                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                              |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Metal                                                                                                                                                            |
| Construction      | Wood, Brick, Stucco                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 92                 |
| Zoning         | Zone 24            |
| Condo Fee      | \$645              |

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Listing information last updated on April 18th, 2025 at 8:02pm MDT