

# \$118,000 - 109 47 Sturgeon Road, St. Albert

MLS® #E4448005

**\$118,000**

2 Bedroom, 1.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

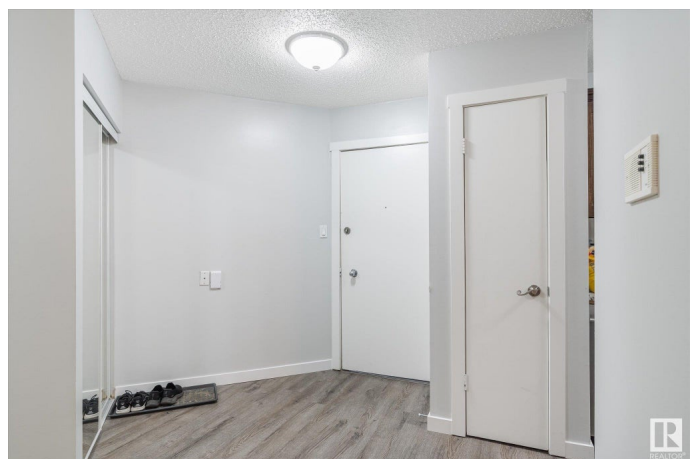
Braeside, St. Albert, AB

A 2-bedroom apartment in St. Albert, just minutes from downtown, with updates at this price? Now thatâ€™s a rare find. Whether you're a first-time buyer or savvy investor, this is a fantastic opportunity. With over 800 sq ft of living space, this well-maintained unit features tasteful upgrades including laminate flooring throughout, granite countertops, stainless steel appliances, and generous in-suite storage. The functional layout and spacious rooms make it both practical and comfortable. Located in the highly desirable community of Braeside, this home offers incredible value in a prime locationâ€”especially with todayâ€™s limited inventory for budget-conscious buyers.

Built in 1972

## Essential Information

MLS® #	E4448005
Price	\$118,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	822
Acres	0.00
Year Built	1972
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 47 Sturgeon Road
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0E8

### Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Security Door
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	3
Zoning	Zone 24

Condo Fee                \$499

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 July 19th, 2025 at 5:47am MDT