

## \$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	79
Zoning	Zone 24
Condo Fee	\$645

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