

# \$300,000 - 405 35 Sir Winston Churchill Avenue, St. Albert

MLS® #E4448703

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,086 sqft  
Condo / Townhouse on 0.00 Acres

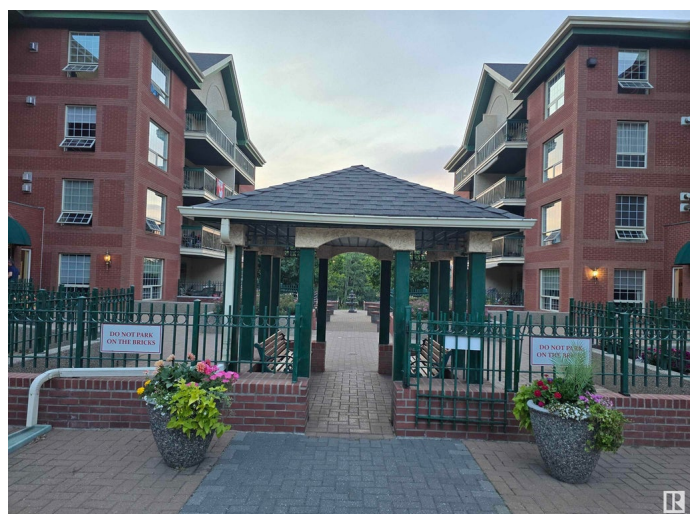
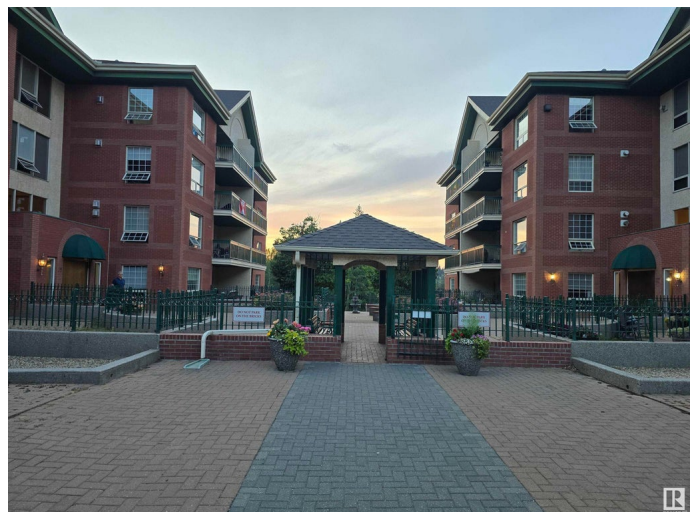
Downtown (St. Albert), St. Albert, AB

Located in the heart of St. Albert, this top-floor corner unit with southwest exposure is filled with natural light and features two walls of windows in the open-concept living and dining area, complete with a cozy gas fireplace. Step onto the spacious balcony to enjoy your morning or afternoon coffee while taking in the scenic views. The grand primary suite offers a 4-piece ensuite and direct access to the balcony. A second bright bedroom overlooks lush greenery, and a 3-piece main bath along with a full laundry room add everyday convenience. This beautifully maintained 1,085 sq. ft. condo includes one underground parking stall, a storage cage, and is located just steps from the elevator. Situated in the heart of downtown, it offers a high-quality, maintenance-free lifestyle in a prime location—just moments from parks, trails, boutiques, dining, and Alberta's largest Farmers' Market and Alberta's largest Children's Festival, all right outside your door!

Built in 1992

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4448703  |
| Price  | \$300,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,086                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 405 35 Sir Winston Churchill Avenue |
| Area        | St. Albert                          |
| Subdivision | Downtown (St. Albert)               |
| City        | St. Albert                          |
| County      | ALBERTA                             |
| Province    | AB                                  |
| Postal Code | T8N 0G3                             |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Gazebo, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Storage Cage |
| Parking   | Single Indoor                                                                                   |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                                    |
| # of Stories      | 4                                                                                                    |
| Stories           | 4                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | None, No Basement                                                                                    |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 24         |
| Condo Fee      | \$712           |

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Listing information last updated on August 3rd, 2025 at 9:31am MDT