

# **\$307,900 - 301 37 Sir Winston Churchill Avenue, St. Albert**

MLS® #E4426557

## **\$307,900**

1 Bedroom, 1.50 Bathroom, 1,085 sqft  
Condo / Townhouse on 0.00 Acres

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

IN THE HEART OF IT ALL!!! This 1,085 sq. ft condo in prestigious Churchill House is close to parks, trails, boutiques, dining & St. Albert's famous Farmers Market. Tons of light flood the large dining/living room area featuring two walls of windows, hardwood floors & cozy gas F/P. The adjoining den could also be a 2nd bedroom, media room, hobby area, etc.. Enjoy a morning coffee on the private east facing balcony with natural gas hookup. The CHEF'S DREAM KITCHEN includes a prep island with an eating bar, corner pantry & double oven; perfect for entertaining family & friends. The large primary suite with his & her closets & 4 pc ensuite also has a door to the balcony. Convenient in-suite laundry & a 4 pc main bath complete this home. It is just steps from the elevator & amenities room; great for socializing with neighbours. Suited for those looking for the highest quality maintenance free lifestyle. No worrying about the elements due to the convenient UNDERGROUND PARKING STALL with EXTRA STORAGE!

Built in 1993

## **Essential Information**

MLS® #                      E4426557



|                |                        |
|----------------|------------------------|
| Price          | \$307,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,085                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 301 37 Sir Winston Churchill Avenue |
| Area        | St. Albert                          |
| Subdivision | Downtown (St. Albert)               |
| City        | St. Albert                          |
| County      | ALBERTA                             |
| Province    | AB                                  |
| Postal Code | T8N 0G3                             |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Parking-Visitor, Party Room, Secured Parking, Security Door |
| Parking Spaces | 1                                                           |
| Parking        | Underground                                                 |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Hot Water, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                                       |
| # of Stories      | 4                                                                                                                                            |
| Stories           | 4                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | None, No Basement                                                                                                                            |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Brick                  |
| Exterior Features | Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Brick                  |
| Foundation        | Concrete Perimeter           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 41               |
| Zoning         | Zone 24          |
| Condo Fee      | \$688            |

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 April 30th, 2025 at 4:32pm MDT