

## \$152,500 - 308 70 Alpine Place, St. Albert

MLS® #E4440897

**\$152,500**

2 Bedroom, 1.00 Bathroom, 913 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

TOP FLOOR CORNER UNIT facing GREENSPACE & PARK. Offers 2 bedrooms, 2 parking stalls, and a private balcony. The inviting living room offers a stone faced wood burning fireplace and patio door with peaceful views. Kitchen offers an abundance of cabinets and counter space with passthrough and eat up bar in dining area. Down the hall you'll find the 2 generous bedrooms, including the primary bedroom with two large windows with more of those fantastic views, double closets, and a cheater ensuite door to the 4-piece main bath! Updates include 3 yr old furnace, BRAND NEW flooring & ensuite laundry. This building backs onto Alpine Park, with access to Akinsdale Clubhouse and Alpine Pickleball Courts! There's also walking paths, schools nearby, public transit, and a shopping plaza down the road with restaurants, convenience store, and more!

Built in 1982

### Essential Information

MLS® #	E4440897
Price	\$152,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	913



Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	308 70 Alpine Place
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3Y2

### **Amenities**

Amenities	Off Street Parking, Parking-Visitor
Parking Spaces	2
Parking	Stall

### **Interior**

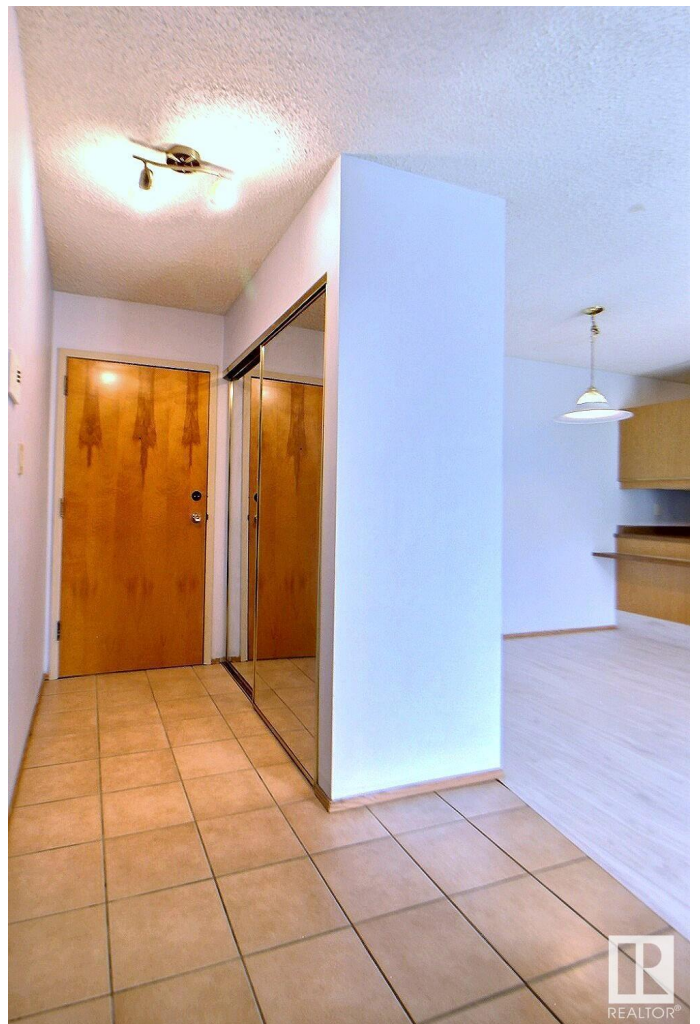
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	27
Zoning	Zone 24
Condo Fee	\$509



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 3rd, 2025 at 6:32am MDT