

## **\$339,000 - 60 3 Poirier Avenue, St. Albert**

MLS® #E4454514

**\$339,000**

2 Bedroom, 1.50 Bathroom, 1,202 sqft  
Condo / Townhouse on 0.00 Acres

Pineview, St. Albert, AB

WELCOME HOME! Townhome located in desired Phantom Ridge, St. Albert. Walking distance to Servus Place Recreation Centre and the city's Amazing Trail System to suit your active lifestyle. GREAT ACCESS TO ALL OF EDMONTON via the Anthony Henday right up the street! The Open Concept floor plan is FILLED WITH NATURAL LIGHT from the many windows throughout and modern Laminate flooring Main Floor features Bright and Clean Kitchen that opens up to Living room/Dining room to make your space feel Even Bigger. A 2PC Guest Bathroom and MAIN FLOOR LAUNDRY complete the main floor. Upstairs is a Huge Master bedroom with HUGE double walk in closets, 1 more bedroom and a full bath. BASEMENT IS FULLY DEVELOPED and FULL OF LIGHT! Low/No Maintenance Yard features a Composite private DECK that is perfect for Summertime Entertaining and an ATTACHED DOUBLE GARAGE.

Built in 1995

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4454514  |
| Price     | \$339,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,202             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 60 3 Poirier Avenue |
| Area        | St. Albert          |
| Subdivision | Pineview            |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6M6             |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Closet Organizers, Deck, Vinyl Windows |
| Parking   | Double Garage Attached                 |

### Interior

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                              |
| Stories      | 3                                                                                      |
| Has Basement | Yes                                                                                    |
| Basement     | Full, Finished                                                                         |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 24           |
| Condo Fee      | \$458             |



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Listing information last updated on September 17th, 2025 at 4:47am MDT