

## \$159,900 - 308 70 Alpine Place, St. Albert

MLS® #E4440897

**\$159,900**

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          | \$159,900 |
| 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 | 11             |
| Zoning         | Zone 24        |
| Condo Fee      | \$509          |



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Listing information last updated on June 16th, 2025 at 10:17pm MDT