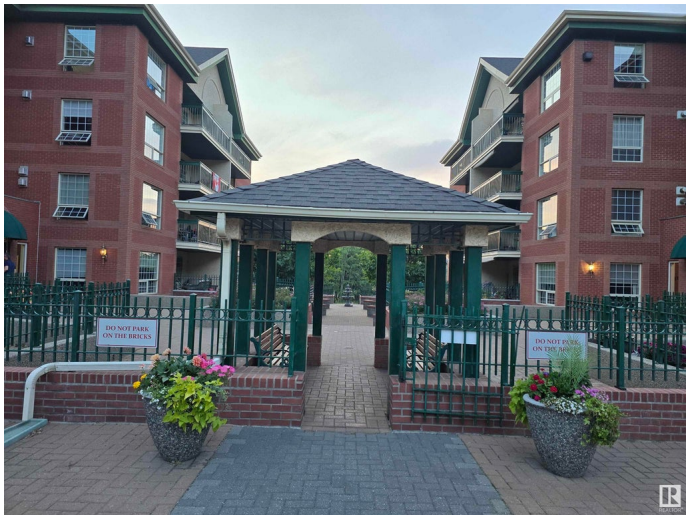
Courtesy Of Anahid Shahmoradi And Mehrzad Rahmanfard Of MaxWell Challenge Realty

$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 locationâ€”just moments from parks, trails, boutiques, dining, and Albertaâ€™s largest Farmersâ€™ Market and Alberta's largest Childrenâ€™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	15
Zoning	Zone 24
Condo Fee	$712

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT