

Courtesy Of Katherine Miron Of RE/MAX Excellence

## **\$369,000 - 22 3 Poirier Avenue, St. Albert**

MLS® #E4426200

**\$369,000**

3 Bedroom, 3.00 Bathroom, 1,325 sqft  
Condo / Townhouse on 0.00 Acres

Pineview, St. Albert, AB

Welcome home to this meticulous maintained 3 Bedroom + DEN, 3 Full bath -Townhouse. The home is spacious and bright with VAULTED ceiling and large rooms. Kitchen has TONS OF CABINETS including a custom built large island complete with all drawers and raised bar top perfect for hosting. Living room is warm and inviting with a GAS FIREPLACE. Recent upgrades include: NEW Fibreglass shingles, New stainless steel appliances including washer/dryer with steam feature. New kitchen light fixtures, and faucets. The DOUBLE ATTACHED GARAGE is a workshop user's dream with an isolated combustion heater, fully insulated, with new electrical sub panel and LED lights. BACKING ONTO GREEN SPACE with mature trees that you can enjoy from your private deck with gas bbq line. Located in the desirable neighbourhood of Pineview, along with easy access to Anthony Henday and close proximity to Servus Place Recreation Centre. Pride of ownership shows throughout along with a very well run condo board, this home has it all.

Built in 1995

### **Essential Information**

MLS® # E4426200

Price \$369,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,325             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 4 Level Split     |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 3 Poirier Avenue |
| Area        | St. Albert          |
| Subdivision | Pineview            |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6M6             |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Workshop |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, No Back Lane, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Fiberglass         |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 18th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 23 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 24 |
|--------|---------|

|           |       |
|-----------|-------|
| Condo Fee | \$458 |
|-----------|-------|

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Listing information last updated on April 10th, 2025 at 1:02am MDT