

## \$359,900 - 3 Poirier Avenue, St. Albert

MLS® #E4440829

**\$359,900**

2 Bedroom, 2.50 Bathroom, 1,327 sqft

Condo / Townhouse on 0.00 Acres

Pineview, St. Albert, AB

Welcome to this gorgeous FULLY FINISHED, END unit townhome. BACKING ONTO TREES and GREENSPACE this home is exceptionally private and serene. Th main floor is open concept and has LAMINATE FLOORING and updated baseboard and trim. The kitchen has white cabinets, ISLAND and updated appliances. There is a large dining nook, living room, half bath and convenient MAIN FLOOR LAUNDRY. Upstairs has a HUGE PRIMARY RETREAT, complete with a 4 piece ensuite featuring a relaxing Soaker tub, DOUBLE SINKS and QUARTZ countertops. There is a large second bedroom and 3pce bath. The fully finished basement offers a large family room with a gas FIREPLACE and additional storage. Completing the package is a DOUBLE ATTACHED GARAGE, CENTRAL AIR CONDITIONING and a maintenance free deck. This is a great complex with easy access to servus place and the Anthony Henday!

Built in 1995

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440829  |
| Price      | \$359,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,327             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Deck, Parking-Extra |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplaces        | Corner  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 24        |
| Condo Fee      | \$458          |

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Listing information last updated on June 16th, 2025 at 12:02am MDT