

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

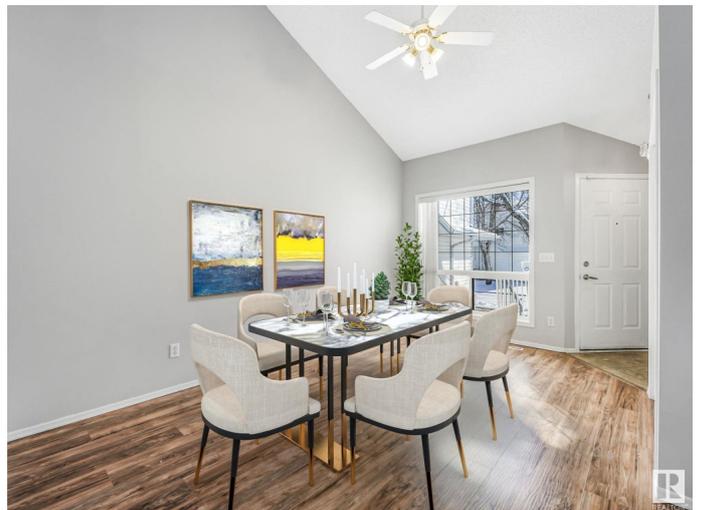
Pineview, St. Albert, AB

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	24
----------------	----

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

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 8:47am MDT