# \$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.

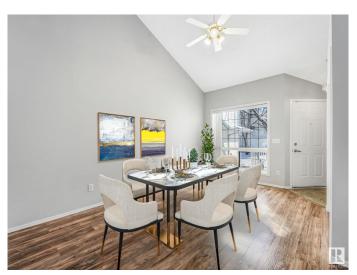
Built in 1995

## **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 20

Zoning Zone 24

Condo Fee \$458

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