

## \$249,900 - 308 45 Inglewood Drive, St. Albert

MLS® #E4434348

**\$249,900**

1 Bedroom, 1.00 Bathroom, 750 sqft

Condo / Townhouse on 0.00 Acres

Inglewood (St. Albert), St. Albert, AB

Welcome to the Sierras of Inglewood ideally located just moments from shopping, dining, public transit, and the Sturgeon Hospital. This well-maintained 3rd-floor condo is a delight to show, featuring a spacious primary bedroom plus a versatile den and a full 4-piece bathroom. The kitchen is equipped with classic oak cabinetry and ample counter space, opening into a bright and generous living room with a garden door leading to a large, private balcony perfect for relaxing at any time of day. Additional highlights include convenient in-suite laundry, extra storage, and access to top-tier amenities in this 35+ adult building. Enjoy the convenient indoor pool, fitness center, library, games room, social lounge, indoor carwash, regular community events, and more. This spotless, well managed complex also offers heated underground parking, secure storage, and is pet friendly. Condo fees cover heat, water, and access to all amenities offering exceptional value and comfort.

Built in 2006

### Essential Information

MLS® # E4434348

Price \$249,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	750
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	308 45 Inglewood Drive
Area	St. Albert
Subdivision	Inglewood (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0B6

### **Amenities**

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Pool-Indoor, Secured Parking, Security Door, Storage-In-Suite
Parking	Underground
Has Pool	Yes

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
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Exterior Features	Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	9
Zoning	Zone 24
Condo Fee	\$454

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Listing information last updated on May 12th, 2025 at 11:47am MDT