

## \$117,500 - 109 40 Alpine Place, St. Albert

MLS® #E4443226

**\$117,500**

1 Bedroom, 1.00 Bathroom, 688 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

One bedroom and one bathroom main floor apartment suite with patio overlooking school park and greenbelt. In-suite stacker style laundry pair. This unit has its own forced air furnace and water heater. Gas fireplace in nice size living room. Maple cabinetry kitchen with pantry, double sink, built-in dishwasher, stainless steel fridge and stove plus a breakfast bar counter! Delightful dining area with greenspace view. This building was destroyed in a fire in 2006 and rebuilt making it much newer than the other 1982 built ones in the complex. One energized parking stall above ground in newly paved parking lot. Sit on the private patio to relax and enjoy your morning coffee as the sun rises. Close to shopping plaza with a car wash, pharmacy, restaurant, convenience store, medical offices and more!

Built in 1982

### Essential Information

MLS® #	E4443226
Price	\$117,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.00



Year Built	1982
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 40 Alpine Place
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3Y2

### Amenities

Amenities	Intercom, Patio
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	12
Zoning	Zone 24
Condo Fee	\$395

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