

## **\$525,000 - 304 14 Mission Avenue, St. Albert**

MLS® #E4438655

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,908 sqft

Condo / Townhouse on 0.00 Acres

Downtown (St. Albert), St. Albert, AB

Stunning, Unique, Immaculate! 1,907 sqft loft style condo is magazine ready. The unit has gone through a major renovation using tasteful, timeless and quality materials. The floor plan on each level was brilliantly planned leaving no wasted space and great flexibility when it comes to decorating. The entire upper floor has been designated to the primary bedroom and ensuite making up 771 sqft. The fixtures are eye-catching and the high end steam show takes the space to another level. These two combined spaces will rival that of many homes far in excess of this price point. The 2nd bedroom is on the main with an adjacent 4 piece bath. The balance of main level is open concept and lends well to accommodating large gatherings. Other features incl 2 parking stalls, vaulted ceilings, Large banks of windows, Hardwood flrs, gas fireplace & stainless appliances with induction stove. Backs onto the sturgeon river & trail system. Short walk to city centre. Minor virtual staging used.

Built in 2000

### **Essential Information**

MLS® # E4438655

Price \$525,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,908
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	304 14 Mission Avenue
Area	St. Albert
Subdivision	Downtown (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1H4

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Stove-Induction
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Remote Control, Tile Surround
# of Stories	3
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	10
Zoning	Zone 24
Condo Fee	\$881

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