

## \$568,000 - 3 35 Sturgeon Road, St. Albert

MLS® #E4453130

**\$568,000**

2 Bedroom, 2.00 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

Braeside, St. Albert, AB

Discover an exclusive opportunity at Tenor on the River, a premier St. Albert location. This is more than a condo; it's a lifestyle. Originally one of only six coveted owner's suites, this 1270 sq ft, 2-bedroom gem offers an unparalleled mix of comfort and convenience. Step out onto your expansive deck to a private, serene view of the Sturgeon River. Feel a world away, yet you're just a 3-minute stroll from downtown's vibrant shops, dining, and the famous Farmer's Market. Inside, luxury abounds. Gleaming hardwood floors lead you through the spacious layout. A cozy gas fireplace provides warmth and ambiance, while the kitchen boasts beautiful granite countertops and five high-end appliances. With two full 4-piece bathrooms and custom window coverings, every detail has been considered. The ultimate convenience? Two highly-sought-after titled underground parking stalls, both on the same level as your suite. This truly is a must-see property.

Built in 2011

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453130  |
| Price    | \$568,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,271                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 35 Sturgeon Road |
| Area        | St. Albert         |
| Subdivision | Braeside           |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0E8            |

### Amenities

|                |                                                                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exterior Walls- 2"x6", Intercom, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                         |
| Parking        | Heated, Underground, See Remarks                                                                                                                                                          |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Heat Pump, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Corner                                                                                                                                        |
| # of Stories      | 4                                                                                                                                             |
| Stories           | 1                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Steel, Composition, Stone                                                                                                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Hillside, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Sloping Lot, View City |
| Roof              | EPDM Membrane                                                                                                                                                                                                                |
| Construction      | Steel, Composition, Stone                                                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 24           |
| Condo Fee      | \$980             |

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 August 21st, 2025 at 6:17am MDT