

## **\$449,900 - 113 45 Inglewood Drive, St. Albert**

MLS® #E4428820

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,262 sqft

Condo / Townhouse on 0.00 Acres

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

Live a carefree lifestyle in this impressive 1261sqft open design floor plan in desirable Sierra™s of Inglewood. Convenient in-suite laundry just off the foyer on your right. Spacious kitchen with an abundance of storage, beautiful cabinetry, ample counters & fantastic island for entertaining. There is a large living room and dining room, huge windows & garden door access to the private covered balcony. Primary bedroom features a 3pce ensuite! There is a second bedroom and 4pce main bath conveniently located on the other side of the unit. Condo fees include access to ALL AMENITIES - indoor saltwater pool, sauna, hot tub, social areas with pool tables & games, craft room, car wash bay, exercise area, woodshop, heated underground parking stall with storage unit! Heat, water & sewer are also included! In addition, guest suites are available for overnight guests to stay. Close to shopping, hospital, banks, restaurants & easy access to public transit. Stop by for a look! Your search might just be over!

Built in 2008

### **Essential Information**

MLS® # E4428820

Price \$449,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	113 45 Inglewood Drive
Area	St. Albert
Subdivision	Inglewood (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0B6

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Patio, Pool-Indoor, Secured Parking, Security Door, See Remarks
Parking	Parkade, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	Zone 24
Condo Fee	\$753

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 April 19th, 2025 at 6:17am MDT