

## **\$359,900 - 34 3 Poirier Avenue, St. Albert**

MLS® #E4440829

**\$359,900**

2 Bedroom, 2.50 Bathroom, 1,327 sqft

Condo / Townhouse on 0.00 Acres

Pineview, St. Albert, AB

Welcome to this gorgeous FULLY FINISHED, END unit townhome. BACKING ONTO TREES and GREENSPACE this home is exceptionally private and serene. Th main floor is open concept and has LAMINATE FLOORING and updated baseboard and trim. The kitchen has white cabinets, ISLAND and updated appliances. There is a large dining nook, living room, half bath and convenient MAIN FLOOR LAUNDRY. Upstairs has a HUGE PRIMARY RETREAT, complete with a 4 piece ensuite featuring a relaxing Soaker tub, DOUBLE SINKS and QUARTZ countertops. There is a large second bedroom and 3pce bath. The fully finished basement offers a large family room with a gas FIREPLACE and additional storage. Completing the package is a DOUBLE ATTACHED GARAGE, CENTRAL AIR CONDITIONING and a maintenance free deck. This is a great complex with easy access to servus place and the Anthony Henday!

Built in 1995

### **Essential Information**

MLS® #	E4440829
Price	\$359,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,327
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	34 3 Poirier Avenue
Area	St. Albert
Subdivision	Pineview
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6M6

### Amenities

Amenities	Air Conditioner, Deck, Parking-Extra
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	2
Zoning	Zone 24
Condo Fee	\$458

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 June 8th, 2025 at 9:47am MDT