

## \$410,000 - 325 45 Inglewood Drive, St. Albert

MLS® #E4461462

**\$410,000**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Condo / Townhouse on 0.00 Acres

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

Life style at its best in the Sierra's of Inglewood, adult 35+. Unique suite design with two bedrooms 1036 SF. Large living room, big master bedroom with three piece ensuite and large walk-in closet. Stainless steel appliances and breakfast bar, 2nd bedroom, in-suite laundry and 4 piece main bath. New laminate floors, balcony

and central AC, one underground stall and a car wash bay and storage room. Wonderful amenity area on the second floor, pool table, shuffle board and wet bar. Salt water pool, sauna and exercise area off the beautiful foyer area with stone fireplace and two lounge areas.

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461462          |
| Price          | \$410,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 325 45 Inglewood Drive |
| Area        | St. Albert             |
| Subdivision | Inglewood (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8B 0B6                |

### Amenities

|           |                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Intercom, No Smoking Home, Parking-Visitor, Storage Cage |
| Parking   | Underground                                                                                                                                                     |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| # of Stories      | 4                                                                                                |
| Stories           | 4                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | None, No Basement                                                                                |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Recreation Use |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Brick, Stucco                                |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 24           |
| Condo Fee      | \$650             |

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Listing information last updated on October 15th, 2025 at 9:17pm MDT