

\$525,000 - 3 35 Sturgeon Road, St. Albert

MLS® #E4453130

\$525,000

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	\$525,000
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	17
Zoning	Zone 24
Condo Fee	\$980

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