

Courtesy Of Chrystal Smith Of Century 21 Masters

## \$225,000 - 322 45 Inglewood Drive, St. Albert

MLS® #E4440290

**\$225,000**

1 Bedroom, 1.00 Bathroom, 546 sqft

Condo / Townhouse on 0.00 Acres

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

Welcome to the Sierras of Inglewood ideally located just moments from shopping, dining, public transit, and the Sturgeon Hospital. This well-maintained 3rd-floor condo is ready to move right in, featuring a primary bedroom, easy to clean laminate flooring and a full 4-piece bathroom. The kitchen is equipped with classic maple cabinetry and ample counter space, opening into a bright and generous living room with a garden door leading to a large, private balcony perfect for relaxing at any time of day. Additional highlights include convenient in-suite laundry and access to top-tier amenities in this 35+ adult building. Enjoy the convenient indoor pool, fitness center, library, games room, social lounge, indoor carwash, regular community events, and more. This spotless, well managed complex also offers heated underground parking and is pet friendly. Condo fees cover heat, water, and access to all amenities offering exceptional value and comfort.

Built in 2008

### Essential Information

MLS® # E4440290

Price \$225,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	546
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	322 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, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Social Rooms
Parking Spaces	1
Parking	Heated, Single Indoor, Underground
Has Pool	Yes

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby

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

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	43
Zoning	Zone 24
Condo Fee	\$345

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 July 17th, 2025 at 7:47am MDT