

# **\$298,000 - 301 37 Sir Winston Churchill Avenue, St. Albert**

MLS® #E4441503

**\$298,000**

1 Bedroom, 1.50 Bathroom, 1,085 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (St. Albert), St. Albert, AB

IN THE HEART OF IT ALL!!! This 1,085 sq. ft condo with 2 UNDERGROUND PARKING STALLS AND A STORAGE CAGE in prestigious Churchill House is close to parks, trails, boutiques, dining & St. Albert's famous Farmers Market. Tons of light flood the large dining/living room area featuring two walls of windows, hardwood floors & cozy gas F/P. The adjoining den could also be a 2nd bedroom, media room, hobby area, etc.. Enjoy a morning coffee on the private east facing balcony with natural gas hookup. The CHEF'S DREAM KITCHEN includes a prep island with an eating bar, corner pantry & double oven; perfect for entertaining family & friends. The large primary suite with his & her closets & 4 pc ensuite also has a door to the balcony. Convenient in-suite laundry & a 4 pc main bath complete this home. It is just steps from the elevator & amenities room; great for socializing with neighbours. Suited for those looking for the highest quality maintenance free lifestyle. Just move in and enjoy!

Built in 1993

## **Essential Information**

MLS® #	E4441503
Price	\$298,000



Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,085
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 37 Sir Winston Churchill Avenue
Area	St. Albert
Subdivision	Downtown (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0G3

### Amenities

Amenities	Parking-Visitor, Party Room, Secured Parking, Security Door
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 10th, 2025
Days on Market	7
Zoning	Zone 24
Condo Fee	\$688

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