

## \$117,500 - 109 40 Alpine Place, St. Albert

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MLS® #E4443226

### \$117,500

1 Bedroom, 1.00 Bathroom, 688 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

One bedroom and one bathroom main floor apartment suite with patio overlooking school park and greenbelt. In-suite stacker style laundry pair. This unit has its own forced air furnace and water heater. Gas fireplace in nice size living room. Maple cabinetry kitchen with pantry, double sink, built-in dishwasher, stainless steel fridge and stove plus a breakfast bar counter! Delightful dining area with greenspace view. This building was destroyed in a fire in 2006 and rebuilt making it much newer than the other 1982 built ones in the complex. One energized parking stall above ground in newly paved parking lot. Sit on the private patio to relax and enjoy your morning coffee as the sun rises. Close to shopping plaza with a car wash, pharmacy, restaurant, convenience store, medical offices and more!



Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443226  |
| Price          | \$117,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 688       |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 1982                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 109 40 Alpine Place |
| Area        | St. Albert          |
| Subdivision | Akinsdale           |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 3Y2             |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Intercom, Patio |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                               |
| Fireplace    | Yes                                                                     |
| Fireplaces   | Tile Surround                                                           |
| # of Stories | 4                                                                       |
| Stories      | 1                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | None, See Remarks                                                       |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Stucco, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 24         |
| Condo Fee      | \$395           |

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Listing information last updated on August 1st, 2025 at 7:32pm MDT