

## \$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 | 59             |
| Zoning         | Zone 24        |
| Condo Fee      | \$345          |

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Listing information last updated on August 2nd, 2025 at 2:32am MDT