

\$179,900 - 201 3 Perron Street, St. Albert

MLS® #E4427949

\$179,900

2 Bedroom, 2.00 Bathroom, 1,182 sqft
Condo / Townhouse on 0.00 Acres

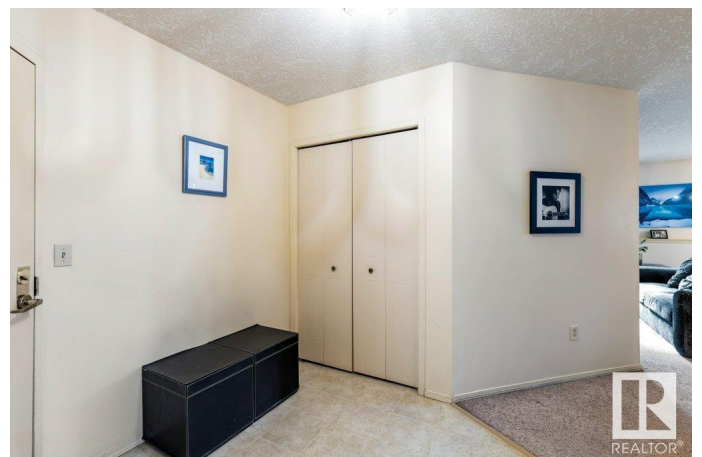
Downtown (St. Albert), St. Albert, AB

Investor Alert! Rare opportunity in the heart of St. Albert! This 1,182 sq. ft. main-floor fixer-upper is perfect for investors or first-time buyers looking to add value. Steps from restaurants, shopping, and the iconic farmersâ€™ market, this spacious 2-bed, 2-bath condo features an open-concept layout with a kitchen offering ample counter space and cupboards, a dining area, and a large family room with a cozy gas fireplace. The primary bedroom boasts a 4-piece ensuite with a separate shower and bathtub, plus thereâ€™s a second generous bedroom and in-suite laundry. Enjoy private enclosed patio space, two underground parking stalls, and extra storage. Whether youâ€™re looking for a buy-and-hold opportunity or a downtown lifestyle renovation project, this is your chance to invest in St. Albertâ€™s vibrant core!

Built in 1991

Essential Information

MLS® #	E4427949
Price	\$179,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,182
Acres	0.00



Year Built	1991
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	201 3 Perron Street
Area	St. Albert
Subdivision	Downtown (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5Z5

Amenities

Amenities	Deck, Intercom, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire
Parking	Heated, Underground

Interior

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

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 28th, 2025
Days on Market	10
Zoning	Zone 24
Condo Fee	\$631

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Listing information last updated on April 7th, 2025 at 2:47am MDT