

# \$449,900 - 113 45 Inglewood Drive, St. Albert

MLS® #E4428820

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,262 sqft  
Condo / Townhouse on 0.00 Acres

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

Live a carefree lifestyle in this impressive 1261sqft open design floor plan in desirable Sierra™s of Inglewood. Convenient in-suite laundry just off the foyer on your right. Spacious kitchen with an abundance of storage, beautiful cabinetry, ample counters & fantastic island for entertaining. There is a large living room and dining room, huge windows & garden door access to the private covered balcony. Primary bedroom features a 3pce ensuite! There is a second bedroom and 4pce main bath conveniently located on the other side of the unit. Condo fees include access to ALL AMENITIES - indoor saltwater pool, sauna, hot tub, social areas with pool tables & games, craft room, car wash bay, exercise area, woodshop, heated underground parking stall with storage unit! Heat, water & sewer are also included! In addition, guest suites are available for overnight guests to stay. Close to shopping, hospital, banks, restaurants & easy access to public transit. Stop by for a look! Your search might just be over!

Built in 2008

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428820  |
| Price  | \$449,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,262                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 113 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, Car Wash, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Patio, Pool-Indoor, Secured Parking, Security Door, See Remarks |
| Parking   | Parkade, Underground  |
| Has Pool  | Yes   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 24         |
| Condo Fee      | \$753           |

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Listing information last updated on April 11th, 2025 at 7:32pm MDT