

## \$529,000 - 304 14 Mission Avenue, St. Albert

MLS® #E4422354

**\$529,000**

2 Bedroom, 2.00 Bathroom, 1,908 sqft

Condo / Townhouse on 0.00 Acres

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

Stunning, Unique, Immaculate! 1,907 sqft loft style condo is magazine ready. The unit has gone through a major renovation using tasteful, timeless and quality materials. The floor plan on each level was brilliantly planned leaving no wasted space and great flexibility when it comes to decorating. The entire upper floor has been designated to the primary bedroom and ensuite making up 771 sqft. The fixtures are eye-catching and the high end steam show takes the space to another level. These two combined spaces will rival that of many homes far in excess of this price point. The 2nd bedroom is on the main with an adjacent 4 piece bath. The balance of main level is open concept and lends well to accommodating large gatherings. Other features incl 2 parking stalls, vaulted ceilings, Large banks of windows, Hardwood flrs, gas fireplace & stainless appliances with induction stove. Backs onto the sturgeon river & trail system. Short walk to city centre. Minor virtual staging used.

Built in 2000

### Essential Information

MLS® # E4422354

Price \$529,000

Bedrooms 2



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,908                 |
| Acres          | 0.00                  |
| Year Built     | 2000                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 304 14 Mission Avenue |
| Area        | St. Albert            |
| Subdivision | Downtown (St. Albert) |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 1H4               |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Tandem, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Stove-Induction |
| Heating           | Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Remote Control, Tile Surround  |
| # of Stories      | 3  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 71                  |
| Zoning         | Zone 24             |
| Condo Fee      | \$881               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 7:02am MDT