

# **\$299,000 - 102 37 Sir Winston Churchill Avenue, St. Albert**

MLS® #E4440040

**\$299,000**

2 Bedroom, 2.00 Bathroom, 1,080 sqft  
Condo / Townhouse on 0.00 Acres

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

Are you thinking of downsizing? The Churchill House condos are a perfect place for you! This main floor condo has an extra sized west facing patio to enjoy the your flowers, summer sun and beautiful sunsets. Inside you have a 2 bedroom , 2 bath home with 1075 sqft of living space. The primary bedroom has a walk through closet to the 3 pcs ensuite with large shower. You have access to your patio from your bedroom as well. The 2nd bedroom has a murphy bed that has plenty of storage capacity. Your bright and sunny kitchen that is open to the living room also has a corner gas fireplace plus it over looks your patio. The complex has many amenities to use. There is a guest suite for you out of town guest, a games/lounge room on the 2nd floor plus a secure bike room in the parkade. Come live the condo lifestyle!

Built in 1993

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4440040  |
| Price      | \$299,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 102 37 Sir Winston Churchill Avenue |
| Area        | St. Albert                          |
| Subdivision | Downtown (St. Albert)               |
| City        | St. Albert                          |
| County      | ALBERTA                             |
| Province    | AB                                  |
| Postal Code | T8N 0G3                             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Guest Suite, Parking-Visitor, Party Room, Security Door, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick                            |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Brick                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 2nd, 2025  
Days on Market                14  
Zoning                              Zone 24  
Condo Fee                        \$662

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