

\$374,900 - 30 3 Poirier Avenue, St. Albert

MLS® #E4441330

\$374,900

2 Bedroom, 3.00 Bathroom, 1,301 sqft

Condo / Townhouse on 0.00 Acres

Pineview, St. Albert, AB

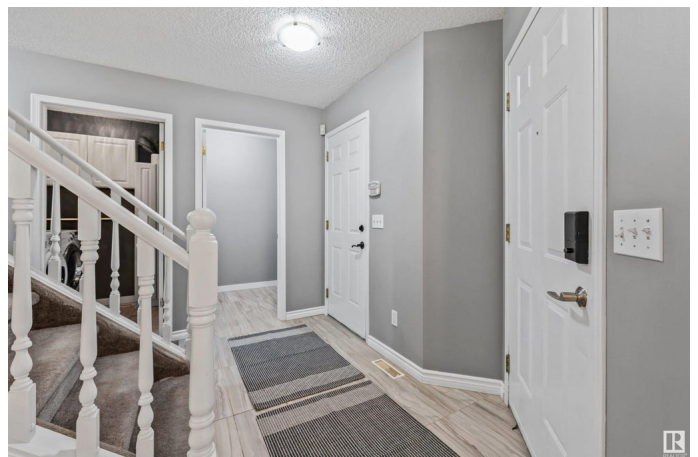
Welcome to this beautifully updated townhome in the highly desirable community of Phantom Ridge~BACKING ONTO A SERENE WALKING TRAIL & lush greenery. This bright & inviting 2-storey home features soaring vaulted ceilings & stunning windows that flood the space with natural light in the living area & dining space. The stylish white kitchen is complimented by stainless steel appliances & a breakfast nook. There is also convenient main floor laundry, a large storage closet & a 2-piece powder room. Enjoy relaxing on your covered back porch & private patio area listening to the birds . Upstairs, the open-to-below design enhances the airy feel & includes the 4pce main bathroom & two generously sized bedrooms including the primary with its 3-piece ensuite. The fully finished basement adds versatility with a hair salon space complete with sink, a furnace & storage room, a flex space & a large office or den with closetsâ€”perfect for working from home or additional living space. A true gem in a fantastic complex!

Built in 1995

Essential Information

MLS® # E4441330

Price \$374,900



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,301 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 30 3 Poirier Avenue |
| Area | St. Albert |
| Subdivision | Pineview |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 6M6 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, Private Setting, Public Transportation, Schools, Shopping Nearby, Partially Fenced |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 24 |
| Condo Fee | \$458 |

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 June 16th, 2025 at 4:17pm MDT