

## \$366,900 - 30 3 Poirier Avenue, St. Albert

MLS® #E4441330

**\$366,900**

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 \$366,900



|                |                   |
|----------------|-------------------|
| 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 | 37             |
| Zoning         | Zone 24        |
| Condo Fee      | \$458          |

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Listing information last updated on July 16th, 2025 at 5:32pm MDT