

# \$179,900 - 201 3 Perron Street, St. Albert

MLS® #E4427949

**\$179,900**

2 Bedroom, 2.00 Bathroom, 1,182 sqft  
Condo / Townhouse on 0.00 Acres

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

Investor Alert! Rare opportunity in the heart of St. Albert! This 1,182 sq. ft. main-floor fixer-upper is perfect for investors or first-time buyers looking to add value. Steps from restaurants, shopping, and the iconic farmersâ€™ market, this spacious 2-bed, 2-bath condo features an open-concept layout with a kitchen offering ample counter space and cupboards, a dining area, and a large family room with a cozy gas fireplace. The primary bedroom boasts a 4-piece ensuite with a separate shower and bathtub, plus thereâ€™s a second generous bedroom and in-suite laundry. Enjoy private enclosed patio space, two underground parking stalls, and extra storage. Whether youâ€™re looking for a buy-and-hold opportunity or a downtown lifestyle renovation project, this is your chance to invest in St. Albertâ€™s vibrant core!

Built in 1991

## Essential Information

MLS® #	E4427949
Price	\$179,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,182
Acres	0.00



Year Built	1991
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	201 3 Perron Street
Area	St. Albert
Subdivision	Downtown (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5Z5

### **Amenities**

Amenities	Deck, Intercom, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 28th, 2025
Days on Market	7
Zoning	Zone 24
Condo Fee	\$631

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Listing information last updated on April 4th, 2025 at 5:32am MDT