

## **\$592,000 - 304 14 Mission Avenue, St. Albert**

MLS® #E4449741

**\$592,000**

2 Bedroom, 2.00 Bathroom, 1,908 sqft

Condo / Townhouse on 0.00 Acres

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

Prime location in the heart of city. Backing onto river valley trail system and just a short walk to the well-known farmers market & numerous amenities make this an outstanding opportunity. 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. Upper level has been designated to the primary bedroom and ensuite making up 771sqft. The fixtures are eye-catching and the high-end steam shower 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.

Built in 2000

### **Essential Information**

MLS® # E4449741

Price \$592,000



|                |                       |
|----------------|-----------------------|
| 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    | July 25th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 24         |
| Condo Fee      | \$908           |

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Listing information last updated on August 27th, 2025 at 11:17pm MDT