

## \$288,900 - 35 Walden Park, St. Albert

MLS® #E4445012

**\$288,900**

3 Bedroom, 1.50 Bathroom, 1,101 sqft

Condo / Townhouse on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

Well Appointed & Tastefully Updated Condo in Desirable Woodlands. Scenic & Quiet Location - 3 Bedrooms & 1 1/2 Bathrooms.

\*Upgrades; New LVP Flooring Throughout (Up & Down), Baseboard, Stairs...& Bathroom Renos. Entirely New & Stylish Kitchen Remodel w/Cabinets & Countertops in 2021.

Huge Primary Bedroom Upstairs, Central Air Conditioning & 2pc Bath on Main Floor.

\*South Facing Kitchen (& Fenced Backyard)

for you Gardening Enthusiasts. \*Fully

Finished Basement with Tons of Storage, Spacious Family Room & a Workshop.

Fantastic Location - across the street from the St. Albert Botanic Park. Simply Move In & Enjoy.

Built in 1981

### Essential Information

MLS® #	E4445012
Price	\$288,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,101
Acres	0.00
Year Built	1981



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	35 Walden Park
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3V6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 29th, 2025
Days on Market	6
Zoning	Zone 24

Condo Fee                \$357

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 July 5th, 2025 at 2:47pm MDT