

## \$222,900 - 115 70 Woodlands Road, St. Albert

MLS® #E4455032

**\$222,900**

3 Bedroom, 1.00 Bathroom, 1,042 sqft  
Condo / Townhouse on 0.00 Acres

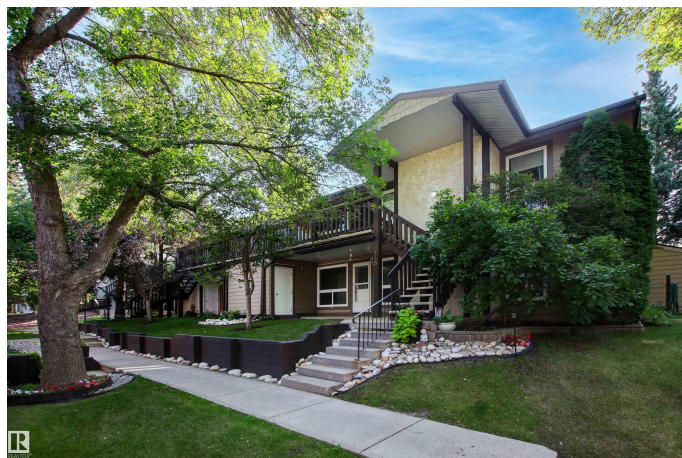
Woodlands (St. Albert), St. Albert, AB

Welcome to the sought after Wynford Hill complex. This corner unit in a quiet location is perfect for 1st time buyers or those wanting to downsize. A main floor bungalow with a large patio, this home features an open design with a spacious living/dining area, lots of natural light and a wood burning fireplace. The modern kitchen boasts updated white cabinetry with soft closing drawers, a new stove and a walk in pantry. There's lots of room for the family with 3 bedrooms (2 with walk in closets). As well, the primary bedroom is large enough for a king size suite and has access to the main bath. Enjoy the convenience of in-suite laundry and a brand new washer and dryer. Just off the patio is a large outdoor storage room and a separate utility room with new high end insulation and a newer HWT. There is an assigned parking stall and plenty of guest parking. Close to parks, trails, tennis courts, skating rink and walking distance to 4 schools/playgrounds. Don't miss out on this beautiful condo!

Built in 1982

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455032  |
| Price    | \$222,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,042             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 115 70 Woodlands Road  |
| Area        | St. Albert             |
| Subdivision | Woodlands (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 5H4                |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Fireplace    | Yes                                                                                                       |
| Fireplaces   | Tile Surround                                                                                             |
| Stories      | 1                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | None, No Basement                                                                                         |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                    |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 36                |
| Zoning         | Zone 24           |
| Condo Fee      | \$427             |

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Listing information last updated on October 3rd, 2025 at 5:02pm MDT