



## 40 BALMORAL Drive St. Albert AB

\$674,900

Welcome to 40 Balmoral Dr! This stunning 5 bedroom FF 2 storey home is a wonderful opportunity to own a newer home in the desirable neighbor of Braeside! This home has numerous features throughout incl. hardy plank exterior, AC, hardwood flooring, central location & so much more! The main floor features an open concept layout w/a modern kitchen w/granite countertops & SS appliances as well as spacious great room w/3 way fireplace & nook. Upstairs features 3 bedrooms incl. a large primary w/a spacious covered balcony perfect for a morning coffee, large WIC, a stunning 5 piece ensuite w/soaker tub & a lux tiled walk-in steam shower. The FF basement w/separate entrance features 2 additional bedrooms, full bath & rec room w/gas fireplace, wet bar & rough in for separate laundry. The yard is a true oasis w/warm south exposure to enjoy on your custom maintenance free deck, gazebo & hot tub. Amazing location just steps from downtown/farmers market, great schools fountain park pool & the river valley!

Listing Presented By:



Originally Listed by:  
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