



## St Albert Alberta

\$499,000

Live steps from downtown St. Albert in this warm, beautifully maintained home that blends comfort, style, and opportunity. The bright 1,075 sq.ft. main floor welcomes you with an inviting living and dining area anchored by a cozy gas fireplace, while the renovated kitchen shines with modern finishes, an island, and plenty of storage for everyday living. Two spacious bedrooms and a 4-piece bath complete the main level, plus a private flex room downstairs for extra family space or a home office. The legal 2-bedroom suite below offers large windows, its own laundry, and an updated kitchen—perfect for rental income, guests, or extended family. Set on a generous lot with room to enjoy the outdoors, this property delivers both lifestyle and investment potential in one of St. Albert's most walkable, desirable neighborhoods. (id:6769)

Bedroom 3 2.88 m X 3.04 m

Bedroom 4 3.13 m X 2.87 m

Second Kitchen 2.19 m X 3.67 m

Utility room 1.67 m X 1.42 m

Laundry room 2.27 m X 1.9 m

Mud room 1.34 m X 1.54 m

Living room 3.71 m X 6.15 m

Kitchen 3.33 m X 4.43 m

Primary Bedroom 3.27 m X 3.77 m

Bedroom 2 3.15 m X 3.72 m

Mud room 1.78 m X 1.86 m

Listing Presented By:



Originally Listed by:  
Digger Real Estate Inc.



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