



## St. Albert Alberta

\$409,900

Welcome to this well-maintained 1,018 sq. ft. bungalow, perfectly situated on a quiet, family-friendly street across from a school—an ideal location for families or investors. This home features a heated double detached garage and a functional layout with 3 bedrooms on the main floor, plus 1 additional bedroom in the partially finished basement. The main level offers a bright living space, a 4-piece bathroom, and a kitchen with newer appliances, making it move-in ready. New upstairs windows (2025) and a hot water tank replaced in 2019 add peace of mind. The partially finished basement expands the living area with a spacious recreation room, fourth bedroom, and 3-piece bathroom. The layout provides excellent potential to develop a legal or in-law suite (subject to municipal approval) making this a strong option for investors or multi-generational living. Conveniently located close to shopping, amenities, and quick access to the Anthony Henday, this home blends comfort, practicality, and long-term value. (id:6769)

Den 2.54 m X 3.32 m

Bedroom 4 2.89 m X 3.26 m

Recreation room 10.9 m X 3.7 m

Living room 6.2 m X 3.56 m

Dining room 2.03 m X 3.59 m

Kitchen 2.48 m X 3.59 m

Primary Bedroom 3.75 m X 3.29 m

Bedroom 2 2.51 m X 3.29 m

Bedroom 3 2.67 m X 3.28 m

Listing Presented By:



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RE/MAX Elite

<https://coreyleblancrealty.com/>

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