



## St. Albert Alberta

\$499,900

Rare opportunity on highly sought-after Spruce Crescent in the heart of Sturgeon! Situated on a generous 80' x 115' lot, this property offers endless possibilities, including potential to subdivide. Lovingly maintained by its original owners, this solid home showcases pride of ownership throughout. The main floor features beautiful hardwood flooring in the bright living room, a spacious sun-filled kitchen, two large bedrooms, and a 4-piece bathroom. The fully finished WALKOUT basement adds exceptional versatility with two additional oversized bedrooms, a large family room, second kitchen, and 3-piece bathroom—ideal for extended family or future suite potential. Completing the property is a double attached garage plus a separate HEATED WORKSHOP, perfect for woodworking, a studio, hobbies, or extra storage. Major updates include shingles, windows, and furnace, all completed between 2011 and 2017. A fantastic investment or family home in an exceptional location!  
(id:6769)

Bedroom 3 3.45 m X 3.23 m

Bedroom 4 3.83 m X 3.98 m

Recreation room 6.66 m X 4.93 m

Utility room 2.05 m X 4.28 m

Second Kitchen 5.21 m X 4.12 m

Living room 6.81 m X 4.68 m

Dining room 2.78 m X 3.77 m

Kitchen 4.07 m X 3.67 m

Primary Bedroom 4.74 m X 3.62 m

Bedroom 2 3.69 m X 3.67 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.erinwillman.com/>



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