



## St Albert Alberta

\$389,900

Welcome Home! This charming 4-level split offers 1,100 sq. ft. above grade plus a fully developed third level and an unfinished fourth level with a workshop, laundry area, and abundant storage. The main floor features a bright, spacious living room and a sunny kitchen with white cabinetry and a dining nook overlooking the yard. Upstairs you'll find 3 well-sized bedrooms, including the primary with a 2-pc ensuite and patio doors leading to the rear deck, plus a 4 pc main bath. The third level adds even more living space with a cozy family room with a wood-burning fireplace, a 3-piece bath, and a 4th bedroom or office. Outside, enjoy the large backyard and deck with room to relax, play, or garden. Newer roof and new washer in 2026. Set in an established neighbourhood with nearby schools, parks, playgrounds, trail access, and convenient amenities. (id:6769)

Storage 3.55 m X 6.53 m

Storage 3.37 m X 2.16 m

Utility room 3.37 m X 2.32 m

Family room 7.01 m X 4.64 m

Bedroom 4 3.33 m X 2.86 m

Living room 4.21 m X 5.63 m

Dining room 3.55 m X 2.85 m

Kitchen 3.04 m X 2.63 m

Primary Bedroom 3.5 m X 3.76 m

Bedroom 2 3.78 m X 2.57 m

Bedroom 3 2.74 m X 3.02 m

Listing Presented By:



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