



## St Albert Alberta

\$999,900

Discover an exceptional opportunity along the scenic Sturgeon River! Zoned R3A, this property offers versatile potential for medium density residential or the chance to renovate to create your dream home. Nestled in the heart of St. Albert, enjoy breathtaking river views in a truly unique location. The property features a convenient basement bachelor suite with a separate exterior entrance--perfect for accommodating multi-generational living. The main residence boasts 5 spacious bedrooms--3 upstairs plus a flex room that could be used as a bedroom and 2 in the basement--along with separate laundry facilities on each level for added convenience. With 3.5 bathrooms in the main home and an additional bathroom in the basement suite, plus a dedicated kitchen in the lower unit, this home offers outstanding flexibility. The property sits on a generous 0.41 acre pie-shaped lot, providing ample storage options and outdoor space. A double attached garage completes this fantastic property. Don't wait! (id:6769)

Bedroom 5 11.3' x 14.3'

Bedroom 6 11.2' x 14.2'

Second Kitchen 15.6' x 13.3'

Living room 18.3' x 14.6'

Dining room 20.9' x 13.5'

Kitchen 21.5' x 17.6'

Primary Bedroom 16.8' x 14.3'

Bedroom 2 12.9' x 15.2'

Bedroom 3 11.8' x 14'

Bedroom 4 11.8' x 14'

Bonus Room 12' x 14.4'

Office 7.7' x 6.8'

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net