



St. Albert Alberta

\$975,000

Take advantage of this RARE opportunity on the picturesque Sturgeon River! Situated on a private 0.41-acre pie-shaped lot, this property offers excellent potential for medium-density residential development (zoned R3A) or the perfect canvas to transform into a custom dream home. You'll LOVE the stunning river views, mature surroundings & one-of-a-kind location, just steps from scenic trails & the renowned St. Albert Farmers' Market. The home includes a self-contained, bachelor-style basement living area w/ separate entrance, making it ideal for extended family & guests. Inside, the main residence features 5 generously sized bedrooms-3 on the upper level, 2 in the basemt, plus a versatile FLEX room that can serve as a BEDRM or OFFICE. Separate laundry on each level adds everyday convenience. With 3.5 BATHRMS in the main home, an extra bath & kitchen in the basement & abundant STORAGE, the layout is both practical & adaptable. A DBL ATTACHED garage & expansive outdoor space complete this exceptional property (id:6769)

Second Kitchen 4.77 m X 4.05 m

Recreation room 8.16 m X 7.33 m

Bedroom 5 4.35 m X 3.45 m

Bedroom 6 4.34 m X 3.41 m

Storage Measurements not available

Living room 5.57 m X 4.44 m

Dining room 6.36 m X 4.11 m

Kitchen 6.54 m X 5.38 m

Family room 4.4 m X 3.67 m

Den 2.34 m X 2.07 m

Primary Bedroom 5.11 m X 4.36 m

Bedroom 2 4.62 m X 3.94 m

Bedroom 3 4.27 m X 3.6 m

Bedroom 4 4.26 m X 3.6 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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