



## St. Albert Alberta

\$529,900

Welcome to this immaculate 1474sqft ADULT (55+)BUNGALOW backing onto GREENSPACE/TRAIL with exceptional pride of ownership! The main floor features VAULTED CEILINGS and an open-concept layout filled with natural light. The UPDATED KITCHEN offers white cabinetry, GRANITE countertops, a GAS RANGE, and a large island, opening to the dining area and living room with a cozy gas fireplace. A garden door leads to a private three-tiered COMPOSITE deck with privacy screens. This level also includes a dedicated front office/den with custom built in desk and storage, a formal dining space with built in hutch, a primary suite with a 4-piece ensuite featuring a jetted tub, a 2-piece bath, and MAIN FLOOR LAUNDRY. The FULLY FINISHED basement extends the living space with a large family room/games room featuring a second gas fireplace, a bedroom with a 3-piece ensuite. Additional features include: CENTRAL A/C, newer furnace (2022), shingles, and eavestroughs (2024). Condo fees are \$450/month (id:6769)

Family room 7.4 m X 5.06 m

Bedroom 2 3.49 m X 4.99 m

Recreation room 6.54 m X 4.7 m

Living room 4.37 m X 5.09 m

Dining room 4.04 m X 3.16 m

Kitchen 3.52 m X 4.02 m

Primary Bedroom 3.7 m X 4.03 m

Office 3.07 m X 4.03 m

Breakfast 3.21 m X 1.94 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.