



## 4 Mural Crescent St. Albert AB

\$459,900

This unique bungalow is located on a spacious lot within walking distance of downtown St. Albert. Newer foundation and sewer line in 2010, newer furnace in 2022, hot water on demand, siding and shingles in 2013, updated wiring and plumbing. Foundation has 9 foot ceilings. Upper level is older and was moved onto newer foundation. Main floor has large living and dining area, u-shaped kitchen with access to rear deck, main floor laundry, updated main bath and 3 bedrooms. Master includes a 2-piec ensuite. Basement has a large open kitchen, dining and living room, 2 bedrooms, 3 piece bath , large storage or craft room and furnace room with washer and dryer. Front deck and tiered deck at rear Both tenants wish to stay on if possible. Leases are up the end of June,2024 A great investment or starter with a mortgage helper.

Listing Presented By:



Originally Listed by:  
Bermont Realty (1983) Ltd

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