



## 18 Balmoral Drive St. Albert AB

\$369,900

Visit REALTOR(R) website for additional information. Unleash the Potential! Your Dreams Await! Step into a world of endless possibilities with this 3 + 3 Bedroom, 2 Bath, 1,200+ Sq Ft Bi-Level nestled on a serene and tree-lined street with nearly 11,000 sq ft of land in the highly sought-after neighbourhood of Braeside! Walkout from your kitchen to a HUGE DECK! Eat-in Kitchen, while the formal Dining area sets the stage for unforgettable gatherings. Generously proportioned rooms throughout. 4 piece bath on the upper level and a 3 piece bath on the lower level. This home has a SEPARATE ENTRANCE from the back to the fully finished basement! Upgrades throughout the years have been shingles, windows and H.E. Furnace. OVERSIZED DOUBLE DETACHED GARAGE! Embrace the beauty of nature with parks and a ravine just steps away. Education and convenience are at your fingertips with nearby schools, shopping centre's, and public transportation.

Listing Presented By:



Originally Listed by:  
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