



## St Albert Alberta

\$524,900

Step into this LEGALLY SUITED TURNKEY home in the highly sought-after St. Albert neighbourhood, perfectly suited for families, first-time buyers, or savvy investors. The location offers higher than average rents, lower vacancy and a tenant profile that makes the property a true winner! Set on a LARGE LOT with a spacious backyard, there is plenty of room to relax, entertain, or let the kids play. Inside, you'll find a bright, functional layout with comfortable living spaces and a LEGALLY SUITED BASEMENT -- ideal for extended family or generating additional income. Thoughtful mechanical updates including newer furnaces and ON-DEMAND HOT WATER add everyday comfort and efficiency. Located close to parks, schools, walking trails, and all essential amenities, this home combines lifestyle, location, and long-term value. A fantastic opportunity to own a versatile property in one of St. Albert's most desirable communities! (id:6769)

Bedroom 4 3.32 m X 2.88 m

Bedroom 5 2.1 m X 3.58 m

Second Kitchen 5.8 m X 0.93 m

Recreation room 8.17 m X 4.82 m

Utility room 4.53 m X 3.56 m

Living room 6.25 m X 3.82 m

Dining room 2.6 m X 2.79 m

Kitchen 4.61 m X 3.96 m

Primary Bedroom 2.99 m X 3.69 m

Bedroom 2 2.95 m X 2.88 m

Bedroom 3 2.43 m X 3.68 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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.