



## St. Albert Alberta

\$399,900

Discover the perfect blend of comfort and convenience in this 45+ adult bungalow half duplex in St. Albert. Nestled in a private setting backing onto treed ravine and Grandin pond. This extremely well-maintained home offers two spacious main-floor bedrooms, a bright kitchen with ample cabinetry and counter space, and a cozy gas fireplace in the living room with skylight. Enjoy the ease of main-floor laundry with new flooring, and a dedicated dining area. The fully finished basement adds extra living space with a three-piece bath, and large storage area with laundry sink. Air conditioning and a west facing deck overlooks the beautiful nature ravine behind. The roof was replaced in 2023. A single attached garage provides convenience, with walking distance to shopping, restaurants, public transportation, and scenic walking trails enhance your lifestyle. A must-see! (id:6769)

Recreation room 9.42 m X 11.91 m

Utility room 4.88 m X 5.65 m

Living room 3.42 m X 1.74 m

Dining room 3.56 m X 2.79 m

Kitchen 3.81 m X 3.75 m

Primary Bedroom 3.78 m X 3.19 m

Bedroom 2 3.75 m X 2.78 m

Laundry room 3.42 m X 1.74 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.robertsonrealestategroup.ca/>

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