



## St Albert Alberta

\$309,900

Welcome Home to this amazing starter home in Heritage Lakes of St. Albert. This sought after family community is landscaped with Mature Trees and Private no-through road. This 2 Storey home features 3 Bedrooms, an Open Main Floor and an Attached Single Car Garage. Spacious and open for this size of Duplex it gives you a bright and sunny large u-shape kitchen, dining room, great room and private guest bathroom off the front entrance. The South Facing Backyard off the kitchen is landscaped with patio, grass, trees and included storage shed. The 2nd level offers up two great sized secondary bedrooms with a 4 Piece Bath, linen storage and a huge King Sized Primary suite. The primary suite offers up a nice sized walk-in closet and nice unobstructed view out the windows. The undeveloped basement gives you opportunity to expand into the future with room for another bed/rec room, laundry, bathroom & storage. Lots of room for parking with a Single Garage, Driveway and Guest Parking right across. (id:6769)

Storage 2.58 m X 4.43 m

Living room 3.01 m X 4.59 m

Dining room 2.81 m X 3.61 m

Kitchen 2.94 m X 2.83 m

Primary Bedroom 3.79 m X 5.49 m

Bedroom 2 2.92 m X 4.92 m

Bedroom 3 2.79 m X 3.58 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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