



# St Albert Alberta

\$409,900

Sitting on a large lot in mature Braeside, discover this charming raised bungalow. This unique home has a lower level single attached garage w/ an IN-LAW STUDIO. The studio includes a partial kitchen, living room, bedroom & a 3pce bath. A large laundry room is shared for both levels & completes the basement. The main floor has 3 BEDROOMS, a 4pce bath, a dining room, kitchen & a living room w/ a large window overlooking the front COVERED PATIO DECK. The back yard is tiered into different levels, includes cement patio areas, a built in planter & there is room to build a future garage/shop. The lot size is 50' x 149.9' which could accommodate 2 homes if granted a permit to split into 2 lots. Upgrades include shingles (2011), hot water tank (2022), Furnace (2006), main floor windows (2008), kitchen flooring (2022) & basement bathroom renovation in 2022. A single attached garage completes this home. Walking distance to downtown St. Albert, this centrally located home has many possibilities! (id:6769)

Family room 4.5 m X 4.05 m

Den 3.92 m X 4.58 m

Second Kitchen 2.58 m X 1.7 m

Living room 3.59 m X 5.95 m

Dining room 2.42 m X 2.6 m

Kitchen 3.42 m X 3.72 m

Primary Bedroom 2.96 m X 4.8 m

Bedroom 2 3.37 m X 3.73 m

Bedroom 3 2.43 m X 3.73 m

Listing Presented By:



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