



## 63 ALDERWOOD Boulevard St. Albert AB

\$519,800

This updated 3+2 bedroom, 5-level split boasts an unbeatable location next to a park and backing onto trees, with easy access to St. Albert Trail and the Henday. The main floor features a formal living and dining room, plus a spacious eat-in kitchen with quartz countertops and patio doors leading to the deck—perfect for indoor/outdoor entertaining. Upstairs, you'll find 3 generously sized bedrooms, including the primary with 2 full closets and a 3-piece ensuite. The lower level offer a cozy family room with a wood-burning fireplace, a 4-piece bath, 2 bedrooms, laundry room, and a bonus room/den with rough-in for an indoor hot tub. Newer shingles and central AC for year-round comfort. Outside the large, private backyard is fully fenced and offers a covered deck, gazebo, and storage shed, all nestled among mature trees. Double attached garage. Enjoy the peace and privacy of nature, while being just minutes from all amenities. This home truly offers the best of both convenience and tranquility!

Listing Presented By:



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