



## 75 BROADVIEW Crescent St. Albert AB

\$549,900

Amazing location backing the RAVINE in fabulous Braeside! Walk to the farmers market in summertime & enjoy stunning year-round delight on this tree-lined street in this highly sought-after neighbourhood. Featuring 2440+sf of charming & sunny living space with beautiful addition w/vaulted ceiling & gas fireplace + amazing view of private lush ravine. Lovely formal living room/dining area plus extra den w/2nd fireplace allow lots of family & entertaining space! A 4th bedroom w/3pc ensuite completes the main floor. Upstairs you'll find a 5pc main bath & 3 large bedrooms including a huge primary suite w/3 large closets, 5pc ensuite & a superb 3-season SUNROOM! Huge windows at the back of the house allow expansive views of the ravine. Fully finished basement w/rec area and laundry room. UPGRADES include a newer roof on the house & DOUBLE-car garage. Lovely interlocking brick path/driveway and nicely landscaped backyard w/gazebo. Schools, Fountain Pk Rec Center, river paths & St Albert Tr all walking distance!

Listing Presented By:



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