



## St Albert Alberta

\$474,900

Welcome to this well cared for, original owner 1+2 bedroom, 2.5 bath home on Sunset Blvd. Exceptional curb appeal features stucco exterior, aggregate driveway and large planter, metal roof with snowguards done by 'Interlock' in 1999, leaf-filter added to eavestrough in 2023, metal-clad 'tinted' windows & Oversized Double Detached Garage. Interior welcomes you with an open concept style show-casing durable luxury plank flooring (2019) and ceramic tile, gorgeous marble-surround Napoleon gas fireplace with oak mantle in spacious livingroom and large dining area. Rich Mahogany cabinets adorn the kitchen with S/S French door fridge, built-in dishwasher, wall oven and Gen-Air cook-top Stove. Additional custom pantry added in 2022. Huge primary bedroom (only bdrm on mainfloor) with large west facing windows & 5 piece spa like ensuite with bay window, soaker tub and double bench Fiat steam shower. HWT (2019) & Furnace (2014). Park like yard on a 70 X 110 lot with Mountain Ash tree's & Ombre Cherry tree. (id:6769)

Bedroom 2 3.63 m X 2.74 m

Recreation room 3.84 m X 7.94 m

Utility room 3.75 m X 6.55 m

Living room 3.29 m X 5.86 m

Dining room 2.97 m X 3.61 m

Kitchen 3.99 m X 3.22 m

Primary Bedroom 3.85 m X 5.53 m

Bedroom 3 2.74 m X 3.87 m

Listing Presented By:



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