



## St Albert Alberta

\$350,000

FIRST TIME BUYERS/INVESTORS - CHECK THIS OUT! This 1168 sf bungalow is located in the highly desirable community of Sturgeon Heights. The home features 3 bds/2 baths, and an open, functional layout with a bright kitchen and living area and appliances are included! A 4th bedroom (on the main floor) was converted to an office in the past. The home has great bones --- major improvements include updated triple-pane windows & asphalt shingles. The basement has a great layout, opening up so many possibilities! The huge 585 sqm treed lot offers a peaceful setting in a mature, quiet neighborhood. Outside, you'll find a convenient single attached carport, mature landscaping, & tons of yard space for outdoor enjoyment. Quick possession is available, making this an excellent opportunity for buyers looking to move quickly. Located steps away from schools, parks, shopping, public transit, and all amenities, this property offers outstanding value in one of St. Albert's most established and desirable neighborhoods. (id:6769)

Family room 16'6" x 11'4"

Den 11'4" x 8'7"

Bedroom 3 11'4" x 12'1"

Utility room 23' x 12'7"

Laundry room 9'3" x 8'4"

Living room 18'3" x 12'9"

Dining room 9'6" x 8'11"

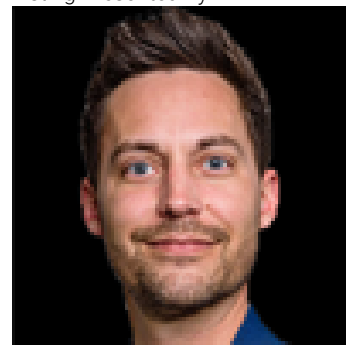
Kitchen 13' x 12'9"

Primary Bedroom 12'5" x 11'

Bedroom 2 12'7" x 9'

Office 9'2" x 9'1"

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<https://kevinbalicki.maxwelldevons.com/hirerealty.com/>

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