



## St. Albert Alberta

\$439,900

Welcome to 7 Broadview Crescent in the heart of Braeside, one of St. Albert's most beloved tree-lined communities! This charming 1,139 sq ft bi-level has been lovingly cared for & is ideally located near schools, parks, trails, pool & ravine access. The main floor offers a bright & inviting layout with a spacious kitchen featuring oak cabinets, wall oven & plenty of room to cook & gather. The dining area flows seamlessly into the living room, where newer carpet & large windows frame the beautiful views. Two bedrooms, including a massive primary suite, & 4 pc bathroom complete the upper level. The lower level boasts a spacious 3rd bedrm, full bath & a cozy rec room with a wood-burning fireplace & built-in bookcases, plus convenient laundry & ample storage space. Step outside to the large covered deck overlooking a private, west-facing backyard filled with trees, perennials, and even grapevines that bring a touch of Italy to your home. Car lovers/hobbyists will love the O/S 26' x 30' radiant heated garage. (id:6769)

Bedroom 3 5.6 m X 3.93 m

Recreation room 6.43 m X 4.89 m

Storage 4.92 m X 1.43 m

Laundry room 4.41 m X 3.94 m

Living room 4.21 m X 4.1 m

Dining room 4.18 m X 3.94 m

Kitchen 4.18 m X 3.2 m

Primary Bedroom 5.81 m X 3.8 m

Bedroom 2 3.14 m X 3.14 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.doriswyatt.com/>

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