



## St. Albert Alberta

Sturgeon Heights

**\$459,900**



APPEALING FROM ALL ANGLES! AT \$459,900, HOMES AS GOOD AS THIS ARE IN SHORT SUPPLY! Located on a quiet street in STURGEON HEIGHTS, this well maintained 3 Bed + 2 Bath, 1056 sq.ft. Bungalow is sure to impress. Highlights include a functional floor plan with hardwood and ceramic flooring throughout, beautifully upgraded window coverings, new appliances (2021-2024 with the exception of the dishwasher & fridge), newer windows, newer shingles (2018), High Efficiency Furnace (2021), new Hot Water Tank (2024), Insulation upgraded to R-50 (2021), a primary bedroom with a walk-in closet and a partially finished basement. Walking through, you'll appreciate the comfort & warmth that this family-friendly home has to offer. Complete with a large, professionally regraded lot featuring a long driveway and ample room for a future garage, with plenty of yard space for the kids to roam. Steps to playgrounds, the expansive walking trail system and easy access to Anthony Henday Drive. WE INVITE YOU TO MAKE YOUR MOVE. (id:6769)

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