



## St. Albert Alberta

\$399,900

WELL, WELL, WELL! Well-Located, Well-Built and Well-Maintained home in desirable STURGEON HEIGHTS. This beautifully updated home features 3 bedrooms, two bathrooms and showcases a well-laid-out floor plan. Highlights include: newer windows, newer shingles (2018), recently replaced furnace (2021) & hot water tank (2024), as well as upgraded insulation to an R-50 value (2021). Situated on a spacious lot of over 6,964 square feet, the property boasts a long driveway and ample space for building your dream garage or creating the outdoor oasis you have always wanted. Steps away from schools & playgrounds with easy access to Downtown St. Albert, and Anthony Henday Drive, ensuring that commuting and daily errands are a breeze. WE INVITE YOU TO MAKE YOUR MOVE! (id:6769)

Living room 6.61 m X 4.57 m

Kitchen 3.13 m X 4.36 m

Primary Bedroom 3.54 m X 3.15 m

Bedroom 2 3.04 m X 3.15 m

Bedroom 3 3.52 m X 2.96 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.jennynarine.ca/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com