St. Albert Alberta

$549,900

RARE OPPORTUNITY!! Bungalow, half-duplex BACKING ONTO STURGEON RIVER w. WALKOUT BASEMENT. Views! Views! Views! Gorgeous open floor plan. Nearly 1400 sq. ft., 1 bedroom on main with another office/bedroom also on main. Primary bedroom has lovely 4 piece ensuite. Stunning wood burining fire place separates kitchen from living room. HIGH VAULTED CEILINGS and NEW WINDOWS to see the view. Expansive kitchen w. island w. eating bar, large eating nook, and large dining room all with VIEWS. Fully dvpd WALKOUT basement has another bedroom and office/bedroom and 4 piece bathroom, rec. room and large utility room. Walkout acces to its own patio with VIEW. New furnace ('22), hw tank, water softener, newer shingles, NEW WINDOWS. Double attached garage. Updated balcony w. maint-free and GLASS RAILINGS. Walk to farmer's market, downtown, mall, trails, botanical garden. BEST LOCATION IN ST. ALBERT. (id:6769)

Family room 4.06 m X 6.35 m	Dining room 4.99 m X 3.05 m
Bedroom 3 5.08 m X 5.02 m	Kitchen 4.99 m X 2.94 m
Bedroom 4 4.28 m X 3.53 m	Primary Bedroom 4.68 m X 3.79 m
Utility room 4.9 m X 6.76 m	Bedroom 2 3.03 m X 3.65 m
Living room 5.09 m X 6.31 m	

Listing Presented By:

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RE/MAX Elite

http://www.sharonryan.ca/

Royal Lepage Parkside Realty

PO Box 930; 9925 Main St, Summerland, BC,

Phone: (250) 462-4888
info@joepeters.ca