



## St. Albert Alberta

\$779,500

BEAUTIFUL CITY HOME WITH A SHOP!! Over 2800 SQ FT OF DVPD LIVING SPACE w. WALKOUT BASEMENT.

3 + 2 bedroom, 3.5 bathrooms, and a contemporary, open floor plan will delight you. Enjoy the new kitchen ('24) with gorgeous white cabinets, exotic granite, exceptional hardware, upgraded stnls appliances, island with sink and RO Water Filtration. New vinyl plank floors (25) throughout main floor make this GLUTIN-FREE house especially clean. Main floor has open floor plan with city-scape views from dining and living room. Another family room with gas fireplace adj. to large eating nook and kitchen. Second level offer 3 bedrooms incl primary with 4 piece ensuite and walk-in closet. Upgrade bathrooms w. quartz countertops. WALKOUT BSMT w. new carpet, 2 bedrooms, bathroom, rec. Double attch garage PLUS det. SHOP w. 8' doors for large trucks and yard with 2 sheds. High end 10-stage furnace, hydronic furnace ('23), on demand hot water, Levelor blinds w. warranty. Dog run. Steel stairway off patio w. 21' footings. (id:6769)

Bedroom 4 2.74 m X 4.23 m

Bedroom 5 3.3 m X 4.58 m

Laundry room 2.22 m X 2.06 m

Recreation room 6.28 m X 6.53 m

Utility room 3.82 m X 2.06 m

Living room 4.74 m X 3.94 m

Dining room 3.28 m X 3.66 m

Kitchen 2.59 m X 4.35 m

Family room 3.69 m X 4.65 m

Breakfast 4.04 m X 2.75 m

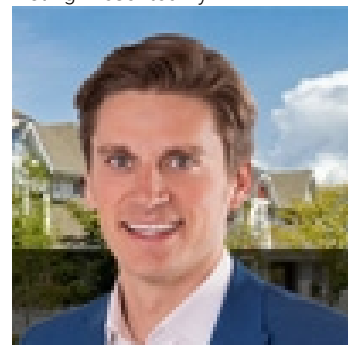
Mud room 2.99 m X 2.49 m

Primary Bedroom 4.17 m X 4.69 m

Bedroom 2 2.82 m X 3.29 m

Bedroom 3 2.81 m X 4.22 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royalpage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.