

## \$619,900 - 1 Sylvan Drive, St. Albert

MLS® #E4449544

**\$619,900**

4 Bedroom, 2.00 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

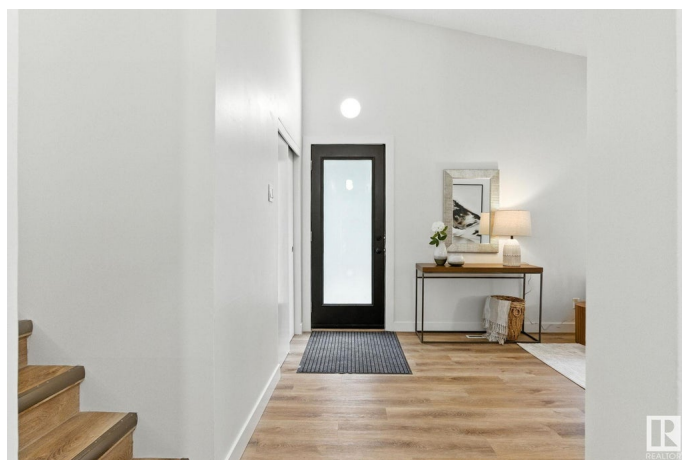
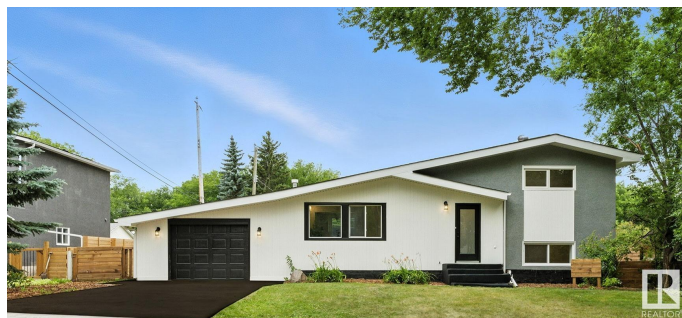
Sturgeon Heights, St. Albert, AB

This Sturgeon Heights beauty has it all! Massive 75x110 lot, 4 beds and 2 full baths, heated oversized attached garage PLUS a total of 2423 square feet of living space! Recent upgrades include new roof, windows, appliances, rubber paved driveway, new fence, and much more! Inside, cozy up by the wood stove or entertain in the incredible games room featuring a bar, gaming/TV area, and room to host. Relax in your jacuzzi tub after a stroll to the nearby St. Albert Farmers Market. The backyard is a showstopper, complete with firepit area, perfect for summer nights. Walk to all school levels. This is a must-see!

Built in 1962

### Essential Information

MLS® #	E4449544
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,485
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family



Style	5 Level Split
Status	Active

### Community Information

Address	1 Sylvan Drive
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0G7

### Amenities

Amenities	Off Street Parking, On Street Parking, Bar, Crawl Space, Fire Pit, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Insulated, Over Sized, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	5
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 24th, 2025
Days on Market	4
Zoning	Zone 24

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Listing information last updated on July 28th, 2025 at 2:03pm MDT