

Courtesy Of Dustin Racine Of Exp Realty

## \$535,000 - 22 Sunnyside Crescent, St. Albert

MLS® #E4450748

**\$535,000**

5 Bedroom, 2.00 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Fully renovated with quality material and workmanship throughout. This property has been completely transformed, both inside and out. The open and bright main floor features an electric fireplace with tile surround and a stained-grade mantle with floating shelves. The kitchen contains stainless steel appliances, a subway tile backsplash, and a beautiful wood island with quartz countertops, incl. a waterfall feature. Plenty of cabinets and counter space. Herringbone pattern vinyl plank lines the entire main floor. Down the hall you'll find 3 large bedrooms and a main bath. Downstairs contains a SECOND KITCHEN, living room, 2 bedrooms, laundry area, and a full bathroom. Too many upgrades to list, including a high-efficiency furnace, vinyl windows, vinyl siding, shingles, and landscaping. New concrete was poured for the driveway and garage pad. The City replaced the sewer a few years ago. This home is a must see! Close to greenspace, parks, schools, shopping, and transportation in the heart of St. Albert.

Built in 1960

### Essential Information

MLS® # E4450748

Price \$535,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	22 Sunnyside Crescent
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0J5

### **Amenities**

Amenities	Hot Water Natural Gas, Vinyl Windows
Parking	Front Drive Access, Single Garage Detached

### **Interior**

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market        1  
Zoning                 Zone 24

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