

\$300,000 - 1a Sunset Boulevard, St. Albert

MLS® #E4457170

\$300,000

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

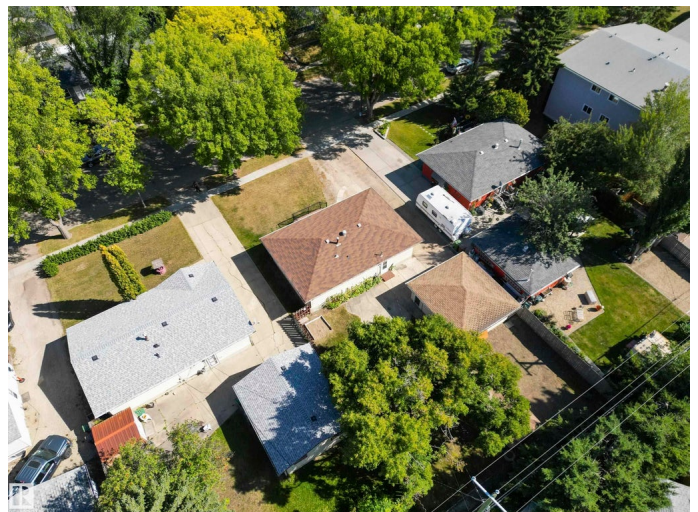
Sturgeon Heights, St. Albert, AB

Project ready bungalow in Sturgeon Heights. Visit the REALTOR®'s website for more details. This property is ready for your vision whether you see it as a reinvented principle residence or a rental property. The property features over 1,000 sq. ft. above grade plus a basement & double car garage all on a large lot. The orientation of the back door could work as a separate entrance for suite potential. This location is excellent for access to transit, walking distance to groceries & restaurants on every corner of Gervais & St. Albert Trail. It's also easy to commute in & around Edmonton from here given that Sturgeon Heights is close to the edge of St. Albert near Edmonton. If you're looking for a great family neighbourhood with parks & paths.. If you love the idea of making this house a perfect home through renovation.. If you're excited about doing a great project, then this home might be your home.

Built in 1961

Essential Information

MLS® #	E4457170
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,077
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1a Sunset Boulevard
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1N6

Amenities

Amenities	On Street Parking
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Leo Nickerson Elementary
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Middle	Lorne Akins Junior High
High	Bellerose Composite High

Additional Information

Date Listed	September 11th, 2025
Days on Market	4
Zoning	Zone 24

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Listing information last updated on September 15th, 2025 at 7:17am MDT