

## \$549,500 - 4 Glen Meadow Crescent, St. Albert

MLS® #E4457278

**\$549,500**

4 Bedroom, 3.00 Bathroom, 1,670 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Discover an exceptional opportunity on one of St. Albert's most coveted streets. This 1980, 1,700 sq ft, 2-storey home on Glen Meadow Crescent is a blank canvas for a savvy buyer with a vision. The major mechanical updates have been completed for you: the roof, shingles, hot water tank, and most windows are all newer. Priced to allow for your personal touches. Step outside into a backyard with a unique story. Backing the original farmstead, this yard features a stunning canopy from two rare black walnut trees, a historical piece planted by the original farmer, and still recently studied by Students of the U of A. This is your chance to put down roots on a top-tier street and unlock this home's true potential by crafting a space perfectly suited to your needs. Don't miss this unique find in a truly sought-after location.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457278  |
| Price          | \$549,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,670     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4 Glen Meadow Crescent |
| Area        | St. Albert             |
| Subdivision | Grandin                |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 3B6                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                        |
| Exterior Features | Corner Lot, Fenced, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Brick, Stucco                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |

## Zoning

## Zone 24

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