# \$697,500 - 23a Sable Crescent, St. Albert

MLS® #E4444681

## \$697,500

3 Bedroom, 2.50 Bathroom, 2,169 sqft Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

This stylish two-storey home blends comfort and function with thoughtful design. The main floor offers an open-concept great room with a gas fireplace, a spacious kitchen with granite counters, wood cabinets, a walk-in pantry, and direct access to a large backyard deck. A mudroom connects to the insulated, drywalled double garage, and main-floor laundry adds convenience. Upstairs, you'll find three bedrooms, a four-piece bathroom, and a bright bonus room ideal for movie nights or a play area. The primary suite features a walk-in closet and private ensuite with soaker tub and separate shower. Finishes include custom maple railings, brushed nickel fixtures, white doors and trim, neutral paint, hardwood laminate flooring, and plush carpet. The basement is framed and insulated, ready for your finishing touch. Close to all amenities. New Home Warranty (1-2-3-5-10 years).

Built in 2025

#### **Essential Information**

MLS® # E4444681 Price \$697,500

Bedrooms 3

Bathrooms 2.50

Full Baths 2
Half Baths 1







Square Footage 2,169
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 23a Sable Crescent

Area St. Albert

Subdivision Sturgeon Heights

City St. Albert
County ALBERTA

Province AB

Postal Code T8N 0H3

#### **Amenities**

Amenities Vacuum System-Roughed-In

Parking Spaces 4

Parking Double Garage Attached, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Microwave Hood Fan, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby,

Treed Lot, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Vital Grandin

Middle Ecole Secondaire
High Ecole Secondaire

#### **Additional Information**

Date Listed June 27th, 2025

Days on Market 124

Zoning Zone 24

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Listing information last updated on October 29th, 2025 at 1:17am MDT