

## \$308,000 - 20 Sunset Boulevard, St. Albert

MLS® #E4454900

**\$308,000**

3 Bedroom, 1.00 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

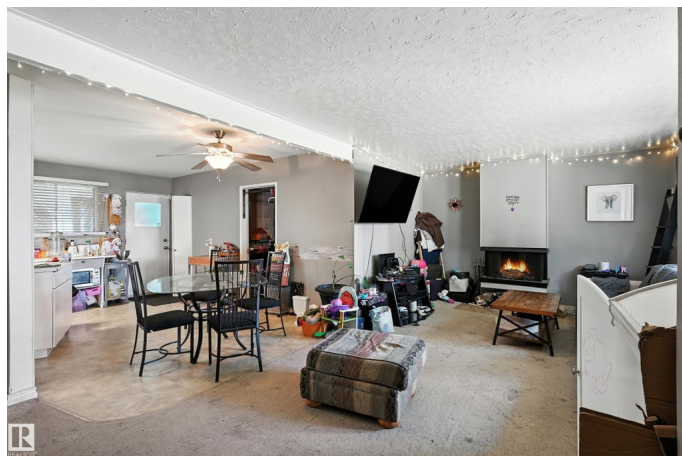
Sturgeon Heights, St. Albert, AB

Best Value in St. Albert, Priced to Sell! This 1264 sq. ft. Air Conditioned Bungalow is one of the best priced homes in St. Albert and is ready for an immediate possession, Featuring a Double Detached Garage. Step inside to an open-concept living space with a cozy wood-burning fireplace, a bright kitchen with dinette and centre island, and a large office with plenty of natural light. You'll also find three spacious bedrooms and a beautifully updated Full bathroom complete with a jacuzzi tub. This home is thoughtfully designed with no basement, perfect for those seeking single level living. Upgrades include a newer furnace, hot water tank, vinyl siding, and fully renovated bathroom. The covered back porch offers a quiet retreat, and the double garage provides plenty of space for parking, storage, or a workshop. and quick access to Edmonton, this home is ideal for first-time buyers, downsizers, or investors. Don't miss this incredible opportunity at this price, it won't last long!

Built in 1960

### Essential Information

MLS® #	E4454900
Price	\$308,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,265
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	20 Sunset Boulevard
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0N5

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 25th, 2025
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Days on Market 5

Zoning Zone 24

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Listing information last updated on August 30th, 2025 at 10:03am MDT