

\$399,900 - 9 Burnham Avenue, St. Albert

MLS® #E4456007

\$399,900

4 Bedroom, 2.00 Bathroom, 1,150 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

PRIDE OF OWNERSHIP is immediately evident on this extremely well maintained 2+2 bedroom, 2 full bath 1149 sqft Bungalow! (Homeowner for 39 yrs) Great curb appeal with cottage style roof & front veranda. Situated on a large lot with mature trees in the desirable neighbourhood of Braeside! Walking distance to great schools, trails, river & Farmers Market! Beautiful landscaping & concrete patio areas make for inviting, outdoor spaces! **FEATURES & HIGHLIGHTS INCL:** Warm paint tones throughout with plush carpet upstairs & basement * Large livingroom w/ bay window * Spacious bright island kitchen and open to dining area * Renovated main 4pce bath * Massive master bdrm conversion w/two separate closets & space for King-size bed. * Finished bsmt incl Rec Rm & bar area * 2 additional bedrooms & 4pce bathrm.(layout for suite potential) * Furnace replaced(07) serviced annually, furnace (07)Hwt(2021), House shingles (2021) * Double garage is insulated, oversized (22x24) **GREAT PROPERTY TO CALL HOME!**

Built in 1969

Essential Information

MLS® # E4456007

Price \$399,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9 Burnham Avenue
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0A8

Amenities

Amenities	Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Insulated, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	3
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 8:32pm MDT