

## \$475,000 - 56 Sunset Boulevard, St. Albert

MLS® #E4449182

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Amazing 4-bedroom bungalow in Sturgeon Heights area of St Albert. Large corner lot with hedge bordering the front of the house. This bungalow has over 2000 sq ft of living space, including the fully finished basement. 3 bedrooms on the main floor and 4th bedroom in basement. Large living room on the main floor and second living room in basement. 2 full bathrooms. Fully finished basement; set up for an in-law suite. Great location in St Albert, across the street from Holy Child Catholic and minutes walk to Paul Kane. Quick access to Henday, St Albert Trail, shopping, Schools and Salisbury and Fountain Park.

Built in 1961

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449182               |
| Price          | \$475,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,121                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



Status Active

### Community Information

Address 56 Sunset Boulevard  
Area St. Albert  
Subdivision Sturgeon Heights  
City St. Albert  
County ALBERTA  
Province AB  
Postal Code T8N 0N8

### Amenities

Amenities No Smoking Home  
Parking Double Garage Attached

### Interior

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

### Exterior

Exterior Wood, Stucco  
Exterior Features Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### School Information

Elementary Holy Child Catholic  
High Paul Kane

### Additional Information

Date Listed July 23rd, 2025  
Days on Market 28  
Zoning Zone 24

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