

## \$660,000 - 29 Sunset Boulevard, St. Albert

MLS® #E4441955

**\$660,000**

5 Bedroom, 2.00 Bathroom, 984 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Immaculately renovated from the studs up, this home is in pristine condition and truly move-in ready. Offering a rare combination of modern comfort and income potential with a legal basement suite. Every detail has been updated, new plumbing, electrical, drywall, bathrooms, appliances, and furnaces, all fully permitted and inspected. Both the house and the garage feature brand-new roofs. The legal basement suite has its own private entrance, separate furnace, in-suite laundry, large egress windows, a bright living area, and two spacious bedrooms—ideal for tenants, in-laws, or guests. Outside, enjoy a large private yard perfect for relaxing or entertaining. The oversized double garage is heated, insulated, and equipped with 150 AMPs, ideal for a workshop, EV charging, or additional storage. Tons of parking available on-site. Located just steps from schools, transit, grocery stores, parks, and coffee shops, this beautifully upgraded home offers the perfect blend of functionality, flexibility & convenience.

Built in 1959

### Essential Information

MLS® # E4441955

Price \$660,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 984                    |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 29 Sunset Boulevard |
| Area        | St. Albert          |
| Subdivision | Sturgeon Heights    |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 0N6             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Hot Water Instant, No Smoking Home, Vinyl Windows, Walk-up Basement, See Remarks |
| Parking   | Double Garage Detached, Front Drive Access, Heated, Insulated, Over Sized   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 24         |

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Listing information last updated on June 16th, 2025 at 12:02pm MDT