

## \$300,000 - 1a Sunset Boulevard, St. Albert

MLS® #E4457170

**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

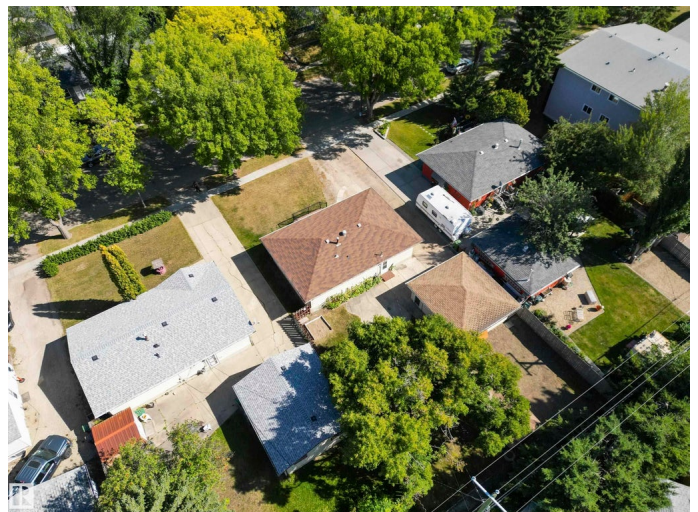
Sturgeon Heights, St. Albert, AB

Project ready bungalow in Sturgeon Heights. Visit the REALTOR®'s website for more details. This property is ready for your vision whether you see it as a reinvented principle residence or a rental property. The property features over 1,000 sq. ft. above grade plus a basement & double car garage all on a large lot. The orientation of the back door could work as a separate entrance for suite potential. This location is excellent for access to transit, walking distance to groceries & restaurants on every corner of Gervais & St. Albert Trail. It's also easy to commute in & around Edmonton from here given that Sturgeon Heights is close to the edge of St. Albert near Edmonton. If you're looking for a great family neighbourhood with parks & paths.. If you love the idea of making this house a perfect home through renovation.. If you're excited about doing a great project, then this home might be your home.

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457170  |
| Price      | \$300,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1a Sunset Boulevard |
| Area        | St. Albert          |
| Subdivision | Sturgeon Heights    |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 1N6             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | On Street Parking      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

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

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Fenced, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Stucco                                                     |
| Foundation        | Concrete Perimeter                                               |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Leo Nickerson Elementary |
|------------|--------------------------|

|        |                          |
|--------|--------------------------|
| Middle | Lorne Akins Junior High  |
| High   | Bellerose Composite High |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 24              |

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Listing information last updated on September 14th, 2025 at 9:02pm MDT