

## \$535,000 - 22 Sunnyside Crescent, St. Albert

MLS® #E4450748

**\$535,000**

5 Bedroom, 2.00 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Fully renovated with quality material and workmanship throughout. This property has been completely transformed, both inside and out. The open and bright main floor features an electric fireplace with tile surround and a stained-grade mantle with floating shelves. The kitchen contains stainless steel appliances, a subway tile backsplash, and a beautiful wood island with quartz countertops, incl. a waterfall feature. Plenty of cabinets and counter space. Herringbone pattern vinyl plank lines the entire main floor. Down the hall you'll find 3 large bedrooms and a main bath. Downstairs contains a SECOND KITCHEN, living room, 2 bedrooms, laundry area, and a full bathroom. Too many upgrades to list, including a high-efficiency furnace, vinyl windows, vinyl siding, shingles, and landscaping. New concrete was poured for the driveway and garage pad. The City replaced the sewer a few years ago. This home is a must see! Close to greenspace, parks, schools, shopping, and transportation in the heart of St. Albert.

Built in 1960

### Essential Information

MLS® # E4450748

Price \$535,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,066                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22 Sunnyside Crescent |
| Area        | St. Albert            |
| Subdivision | Sturgeon Heights      |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 0J5               |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Hot Water Natural Gas, Vinyl Windows       |
| Parking   | Front Drive Access, Single Garage Detached |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Suite    | Yes                                                                                  |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco, Vinyl                                                |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market      2  
Zoning                Zone 24

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