

## \$399,900 - 15 Sunnyside Crescent, St. Albert

MLS® #E4457453

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Great starter home or investment on a tree lined crescent in St. Albert! This 3 bedroom bungalow has just over 1,000sq.ft. of living space on the main floor with the basement offering room to grow. A bright living room features a lovely view of the street. It adjoins the dining space which has been partly opened up to the renovated kitchen. Enjoy newer cabinetry, stainless steel appliances, and a breakfast nook. Take in views of the huge yard with room for a future garage from the bay window. Your primary bedrooms shares the main 4pc. bathroom with two secondary bedrooms. Plenty of storage, a rec. room, den, and laundry area in the basement. Other upgrades include newer windows and an asphalt parking pad/driveway. Walking distance to schools, the Red Willow Trail system, shopping, and transit.

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457453  |
| Price          | \$399,900 |
| Lease Rate     | \$20      |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,040     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1960                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 15 Sunnyside Crescent |
| Area        | St. Albert            |
| Subdivision | Sturgeon Heights      |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 0J4               |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Patio, Vinyl Windows                         |
| Parking Spaces | 4                                            |
| Parking        | Front Drive Access, Parking Pad Cement/Paved |

### Interior

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

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                          |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

Days on Market 39

Zoning Zone 24

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Listing information last updated on October 20th, 2025 at 3:47am MDT