

## \$308,000 - 20 Sunset Boulevard, St. Albert

MLS® #E4454900

**\$308,000**

3 Bedroom, 1.00 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

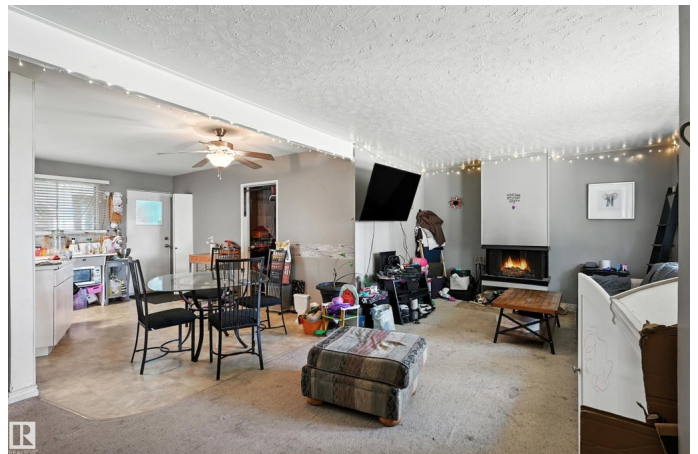
Best Value in St. Albert – Priced to Sell! This 1264 sq. ft. air-conditioned bungalow is one of the best-priced single-family homes in St. Albert and is ready for immediate possession. Featuring a Double Detached Garage. Step inside to an open-concept living space with a cozy wood-burning fireplace, a bright kitchen with dinette and center island, and a large office with plenty of natural light. You'll also find three spacious bedrooms and a beautifully updated four-piece bathroom complete with a jacuzzi tub. This home is thoughtfully designed with no basement—perfect for those seeking single-level living. Upgrades include a newer furnace, hot water tank, vinyl siding, and fully renovated bathroom. The covered back porch offers a quiet retreat, and the double garage provides plenty of space for parking, storage, or a workshop. and quick access to Edmonton, this home is ideal for first-time buyers, downsizers, or investors. Don't miss this incredible opportunity—at this price, it won't last long!

Built in 1960

### Essential Information

MLS® # E4454900

Price \$308,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,265
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	20 Sunset Boulevard
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0N5

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 25th, 2025

Days on Market 3

Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 12:47pm MDT