

## \$434,900 - 14 Sunnyside Crescent, St. Albert

MLS® #E4445931

**\$434,900**

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome to 14 Sunnyside Crescent in desirable St. Albert! This charming bungalow is perfect for first-time buyers or young families looking to grow. The home has been lovingly maintained and pride of ownership is evident everywhere you look. Features 3 spacious bedrooms on the main floor, a bright living room, and a partly opened-up floor plan that creates great flow for family life and entertaining. The fully finished basement offers a huge rec room for play or movie nights, and an additional bedroom and bath for guests or teens. Step out to the sunny backyard through the sunroom with lots of space for kids and pets to run. The oversized garage will keep vehicles warm in winter and has extra storage/workshop space. Upgrades include newer flooring and vinyl windows. Located on a quiet crescent, walking distance to schools, parks, trails, and all amenities. This is your opportunity to settle in a friendly community and create lasting memories. Enjoy summer in your new home with a quick closing available!

Built in 1960

### Essential Information

MLS® # E4445931

Price \$434,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14 Sunnyside Crescent
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0J5

### **Amenities**

Amenities	Exterior Walls- 2"x6", Front Porch, Patio, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 6

Zoning Zone 24

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Listing information last updated on July 10th, 2025 at 7:02pm MDT