

## \$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 homes in St. Albert and is ready for an 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 centre island, and a large office with plenty of natural light. Youâ€™™ll also find three spacious bedrooms and a beautifully updated Full bathroom complete with a jacuzzi tub. This home is thoughtfully designed with no basement, perfect for those seeking single level living. Upgrades include: Shingles, 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. Donâ€™™t miss this incredible opportunity at this price, it wonâ€™™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 9

Zoning Zone 24

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