

## \$385,000 - 56 Salisbury Avenue, St. Albert

MLS® #E4466299

**\$385,000**

5 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome to this charming 1,169 sq ft bungalow nestled in the heart of Sturgeon Heights. Inviting and well maintained, this home offers an ideal layout for families, downsizers, or anyone seeking a quiet neighbourhood. The main floor features a bright and spacious living room highlighted by a large picture window that fills the space with natural light. The generous kitchen and dining area provide an excellent setting for everyday meals and entertaining. Down the hall you'll find three comfortable bedrooms and a well-sized 4-piece bathroom. The fully finished basement expands your living space with a huge rec room perfect for movie nights, play space, or a home gym. A fourth bedroom, 3-piece bathroom, laundry area, and a dedicated storage room add convenience and functionality. Step outside to a private, quaint backyard backing the school. Enjoy fruit trees, a powered shed and plenty of room for entertaining.

Built in 1963

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4466299  |
| Price     | \$385,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,169                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 56 Salisbury Avenue |
| Area        | St. Albert          |
| Subdivision | Sturgeon Heights    |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 0M3             |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | On Street Parking, Patio, See Remarks |
| Parking   | Single Carport                        |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### Additional Information

Date Listed November 20th, 2025

Zoning Zone 24

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