

# \$3,250,000 - 54320 Hwy 2, St. Albert

MLS® #E4439867

**\$3,250,000**

3 Bedroom, 2.50 Bathroom, 2,197 sqft  
Single Family on 0.00 Acres

Annexation Lands, St. Albert, AB

Located directly across from St. Albert Dodge, this site is surrounded by major ongoing developments to the east and south. Property Highlights: 2,196 sq ft bungalow with triple attached drive-thru garage and including a 72' x 150' structure with a fully contained 1-bedroom suite Flat, usable land with high visibility and direct access to a major arterial route Live comfortably

Built in 1975

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439867               |
| Price          | \$3,250,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,197                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

Address 54320 Hwy 2



|             |                  |
|-------------|------------------|
| Area        | St. Albert       |
| Subdivision | Annexation Lands |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8T 1T1          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck   |
| Parking   | Heated, Insulated, Quad or More Detached, RV Parking, Shop, Triple Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stone   |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Metal  |
| Construction      | Wood, Metal, Stone   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 61             |
| 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 2nd, 2025 at 8:02am MDT