

## \$549,700 - 1 Sylvan Drive, St. Albert

MLS® #E4455224

**\$549,700**

4 Bedroom, 2.00 Bathroom, 1,860 sqft

Single Family on 0.00 Acres

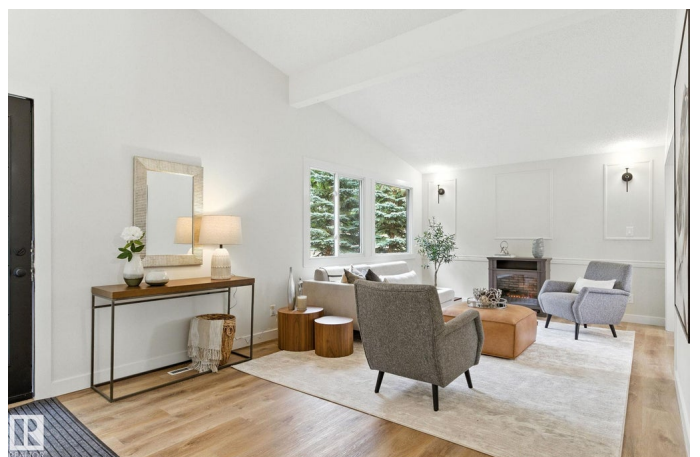
Sturgeon Heights, St. Albert, AB

This Sturgeon Heights beauty has it all! Massive 75x110 lot, 4 beds and 2 full baths, heated oversized attached garage, and a total of 2423 square feet of living space! Upgrades include new shingles, soffit, fascia, gutters, downspouts, vinyl windows, kitchen with quartz countertops, new appliances, fully renovated bathrooms with jacuzzi tub, basement with dry bar, vinyl plank flooring, new lighting & plumbing fixtures, rubber-paved driveway, fence, landscaping, and more! Cozy wood stove, incredible games room, and a showstopper backyard with firepit. Walk to all school levels, and the St. Albert Farmers' Market. Need anything else done? We can make it happen before possession!

Built in 1962

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455224      |
| Price          | \$549,700     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,860         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 5 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1 Sylvan Drive   |
| Area        | St. Albert       |
| Subdivision | Sturgeon Heights |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0G7          |

### Amenities

|           |                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Bar, Crawl Space, Fire Pit, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Heated, Insulated, Over Sized, Single Garage Attached                                                                                                      |

### Interior

|              |                                                                           |
|--------------|---------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                 |
| Fireplace    | Yes                                                                       |
| Fireplaces   | Woodstove                                                                 |
| Stories      | 5                                                                         |
| Has Basement | Yes                                                                       |
| Basement     | Full, Finished                                                            |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 24           |

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Listing information last updated on September 16th, 2025 at 8:18pm MDT