

## \$539,900 - 12 Bennett Place, St. Albert

MLS® #E4429320

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Incredible location! Check out this family friendly 2-storey on a cul-de-sac in the desirable community of Braeside! Inside you are greeted with plenty of space with the living and dining areas and the entrance to the attached double garage. The enormous kitchen features stainless steel appliances, central island, and tons of cabinet space. This main level is completed with another large family room with sky lights, cozy fireplace, and patio doors leading to the backyard. Upstairs find the primary bedroom with a 3-pce ensuite and dual closets. Three additional bedrooms and the 4-pce bath complete the upper level. Downstairs find the spacious rec room, kitchenette with sink and refrigerators, additional flex room, 3-pce bath, storage area, and a separate side entrance. Other features include updated Furnace, HWT, and a large backyard with a newer fence. Location is close to the ravine, trail system, parks, schools, public transportation, shopping and all the amenities St. Albert has to offer!

Built in 1974

### Essential Information

MLS® # E4429320

Price \$539,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,967                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12 Bennett Place |
| Area        | St. Albert       |
| Subdivision | Braeside         |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 2K2          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, No Smoking Home, Patio |
| Parking   | Double Garage Attached                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 24         |

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