

# **\$569,000 - 45 Wentworth Crescent, St. Albert**

MLS® #E4453579

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

This 1,970 square-foot 2-story home in the beautiful community of Woodlands, offers an ideal family setting with plenty of space to grow. Featuring three spacious bedrooms upstairs, the home provides comfort and functionality for families of all sizes. The main level is bright and welcoming, with an open flow that's perfect for both everyday living and entertaining. Large windows allow natural light to fill the home, creating a warm and inviting atmosphere throughout. The unfinished basement offers incredible potential for customization—whether you envision a family rec room, home gym, or additional bedrooms, the space is ready to be tailored to your needs. Located in one of St. Albert's most desirable neighborhoods, this property combines size, potential, and community charm, making it a fantastic opportunity to create your dream home.

Built in 1981

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4453579  |
| Price      | \$569,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,970                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 45 Wentworth Crescent  |
| Area        | St. Albert             |
| Subdivision | Woodlands (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 3G7                |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                                              |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Fireplace         | Yes                                                                                                                                     |
| Fireplaces        | Granite Surround                                                                                                                        |
| Stories           | 2                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                        |
| Exterior Features | Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Brick                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 18th, 2025

Days on Market                24

Zoning                            Zone 24

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Listing information last updated on September 11th, 2025 at 8:32pm MDT