

## \$439,900 - 7 Broadview Crescent, St. Albert

MLS® #E4456131

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Welcome to 7 Broadview Crescent in the heart of Braeside, one of St. Albert's most beloved tree-lined communities! This charming 1,139 sq ft bi-level has been lovingly cared for & is ideally located near schools, parks, trails, pool & ravine access. The main floor offers a bright & inviting layout with a spacious kitchen featuring oak cabinets, wall oven & plenty of room to cook & gather. The dining area flows seamlessly into the living room, where newer carpet & large windows frame the beautiful views. Two bedrooms, including a massive primary suite, & 4 pc bathroom complete the upper level. The lower level boasts a spacious 3rd bedrm, full bath & a cozy rec room with a wood-burning fireplace & built-in bookcases, plus convenient laundry & ample storage space. Step outside to the large covered deck overlooking a private, west-facing backyard filled with trees, perennials, and even grapevines that bring a touch of Italy to your home. Car lovers/hobbyists will love the O/S 26' x 30' radiant heated garage.

Built in 1971

### Essential Information

MLS® # E4456131

Price \$439,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,139                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7 Broadview Crescent |
| Area        | St. Albert           |
| Subdivision | Braeside             |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 0B1              |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Deck                                          |
| Parking   | Double Garage Detached, Insulated, Over Sized |

### Interior

|              |                                                                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                               |
| Fireplace    | Yes                                                                                                                                                                     |
| Fireplaces   | Woodstove                                                                                                                                                               |
| Stories      | 2                                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                                     |
| Basement     | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 24             |

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Listing information last updated on September 11th, 2025 at 11:02pm MDT