

\$300,000 - 1a Sunset Boulevard, St. Albert

MLS® #E4457170

\$300,000

3 Bedroom, 2.00 Bathroom, 1,077 sqft
Single Family on 0.00 Acres

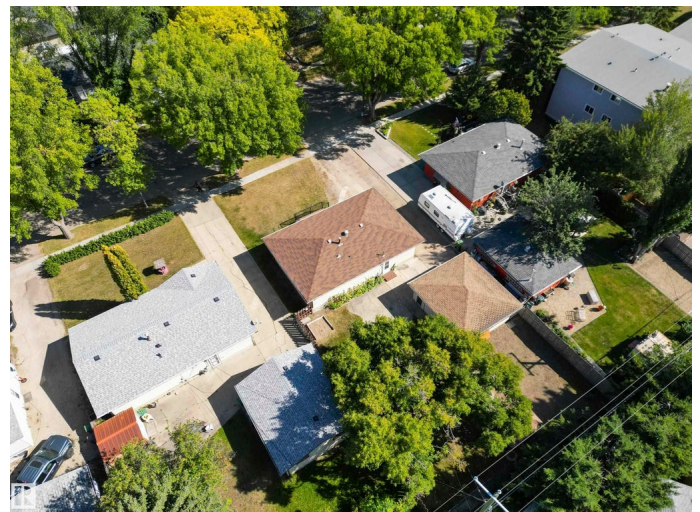
Sturgeon Heights, St. Albert, AB

Project ready bungalow in Sturgeon Heights. Visit the REALTOR®'s website for more details. This property is ready for your vision whether you see it as a reinvented principle residence or a rental property. The property features over 1,000 sq. ft. above grade plus a basement & double car garage all on a large lot. The orientation of the back door could work as a separate entrance for suite potential. This location is excellent for access to transit, walking distance to groceries & restaurants on every corner of Gervais & St. Albert Trail. It's also easy to commute in & around Edmonton from here given that Sturgeon Heights is close to the edge of St. Albert near Edmonton. If you're looking for a great family neighbourhood with parks & paths.. If you love the idea of making this house a perfect home through renovation.. If you're excited about doing a great project, then this home might be your home.

Built in 1961

Essential Information

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|------------|-----------|
| MLS® # | E4457170 |
| Price | \$300,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,077 |
| Acres | 0.00 |
| Year Built | 1961 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 1a Sunset Boulevard |
| Area | St. Albert |
| Subdivision | Sturgeon Heights |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 1N6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | On Street Parking |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|--------------------------|
| Elementary | Leo Nickerson Elementary |
|------------|--------------------------|

| | |
|--------|--------------------------|
| Middle | Lorne Akins Junior High |
| High | Bellerose Composite High |

Additional Information

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|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

| | |
|--------|---------|
| Zoning | Zone 24 |
|--------|---------|

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Listing information last updated on September 11th, 2025 at 5:02pm MDT