

## \$614,800 - 1 Sylvan Drive, St. Albert

MLS® #E4449544

**\$614,800**

4 Bedroom, 2.00 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

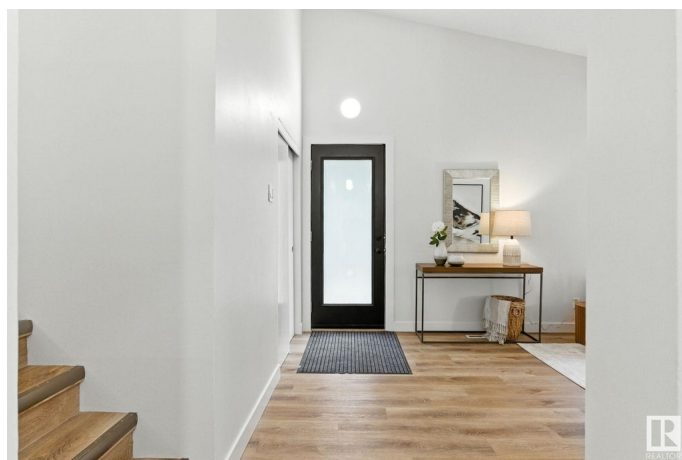
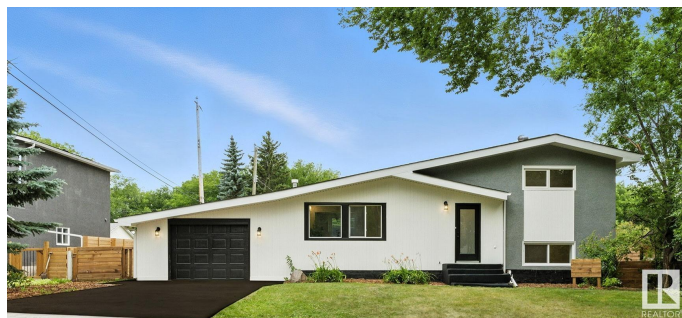
Sturgeon Heights, St. Albert, AB

This Sturgeon Heights beauty has it all! Massive 75x110 lot, 4 beds and 2 full baths, heated oversized attached garage PLUS a total of 2423 square feet of living space! Recent upgrades include new roof, windows, appliances, rubber paved driveway, new fence, and much more! Inside, cozy up by the wood stove or entertain in the incredible games room featuring a bar, gaming/TV area, and room to host. Relax in your jacuzzi tub after a stroll to the nearby St. Albert Farmers Market. The backyard is a showstopper, complete with firepit area, perfect for summer nights. Walk to all school levels. This is a must-see!

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449544               |
| Price          | \$614,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,485                  |
| 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    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 24         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 8:47am MDT