

\$475,000 - 56 Sunset Boulevard, St. Albert

MLS® #E4449182

\$475,000

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Amazing 4-bedroom bungalow in Sturgeon Heights area of St Albert. Large corner lot with hedge bordering the front of the house. This bungalow has over 2000 sq ft of living space, including the fully finished basement. 3 bedrooms on the main floor and 4th bedroom in basement. Large living room on the main floor and second living room in basement. 2 full bathrooms. Fully finished basement; set up for an in-law suite. Great location in St Albert, across the street from Holy Child Catholic and minutes walk to Paul Kane. Quick access to Henday, St Albert Trail, shopping, Schools and Salisbury and Fountain Park.

Built in 1961

Essential Information

MLS® #	E4449182
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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Community Information

Address	56 Sunset Boulevard
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0N8

Amenities

Amenities	No Smoking Home
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Holy Child Catholic
High	Paul Kane

Additional Information

Date Listed	July 23rd, 2025
Days on Market	22
Zoning	Zone 24

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