

## \$470,000 - 38 Stanley Drive, St. Albert

MLS® #E4432569

**\$470,000**

3 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome to Sturgeon! Charming bungalow is nestled in a mature and serene neighbourhood, offering the perfect blend of comfort and convenience. Situated on a spacious lot, this property boasts ample outdoor space for gardening, play, or entertaining and a dream 24X23 detached garage perfect for tinkering! Upon entering, youâ€™re greeted by a warm, inviting living space filled with natural light. The well-appointed kitchen features modern appliances, plenty of cabinetry and storage options and eating nook. Great main floor layout includes generously sized bedrooms and upgraded main bathroom. Lower level boasts spacious rumpus room, den, laundry and upgraded bath. Walking distance to numerous schools, parks, trail systems in the heart of the #T8N.

Built in 1966

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432569  |
| Price          | \$470,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,045     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1966                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 38 Stanley Drive |
| Area        | St. Albert       |
| Subdivision | Sturgeon Heights |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0J8          |

### **Amenities**

|                |                            |
|----------------|----------------------------|
| Amenities      | Vinyl Windows, See Remarks |
| Parking Spaces | 4                          |
| Parking        | Double Garage Detached     |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Leo Nickerson |
| Middle     | Lorne Akins   |

High Paul Kane

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 6

Zoning Zone 24

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Listing information last updated on April 30th, 2025 at 1:47pm MDT