

## \$515,000 - 4 Sunset Boulevard, St. Albert

MLS® #E4462682

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,147 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome home to this stunningly renovated 4-bedroom, 3-bathroom bungalow on a massive corner lot in the desirable community of Sturgeon Heights! Step inside to an open-concept floor plan featuring stylish wood slat accents, sleek glass railings, hardwood floors, and a custom built-in eating nook. The fully renovated kitchen impresses with modern cabinetry, stainless steel appliances, granite countertops, and ample storage. The spacious primary bedroom offers a walk-in closet and a luxurious ensuite, while a second main-floor bedroom and full bathroom provide comfort for family or guests. Downstairs, enjoy a large rec room, two bright bedrooms with egress windows, and a beautifully updated full bathroom. Outside, relax in your sunny south-facing yard with a newer deck and pergola. The heated SUPER SINGLE garage built in 2017 is 18x21 ft with an oversized door perfect for the garage enthusiast! Upgrades include triple-pane windows, newer furnace and hot water tank, new fence, and sewer line. Move in ready!

Built in 1962

### Essential Information

MLS® # E4462682

Price \$515,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,147                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4 Sunset Boulevard |
| Area        | St. Albert         |
| Subdivision | Sturgeon Heights   |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0N4            |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | No Smoking Home                                 |
| Parking   | Over Sized, Single Garage Detached, See Remarks |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories           | 2                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 24            |

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Listing information last updated on November 3rd, 2025 at 5:32am MST