

\$308,000 - 20 Sunset Boulevard, St. Albert

MLS® #E4454900

\$308,000

3 Bedroom, 1.00 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

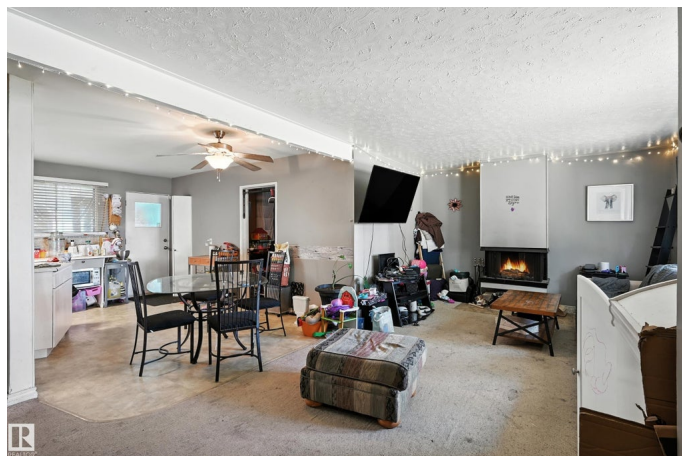
Best Value in St. Albert – Priced to Sell! This 1264 sq. ft. air-conditioned bungalow is one of the best-priced single-family homes in St. Albert and is ready for immediate possession. Featuring a Double Detached Garage. Step inside to an open-concept living space with a cozy wood-burning fireplace, a bright kitchen with dinette and center island, and a large office with plenty of natural light. You'll also find three spacious bedrooms and a beautifully updated four-piece bathroom complete with a jacuzzi tub. This home is thoughtfully designed with no basement—perfect for those seeking single-level living. Upgrades include a newer furnace, hot water tank, vinyl siding, and fully renovated bathroom. The covered back porch offers a quiet retreat, and the double garage provides plenty of space for parking, storage, or a workshop. and quick access to Edmonton, this home is ideal for first-time buyers, downsizers, or investors. Don't miss this incredible opportunity—at this price, it won't last long!

Built in 1960

Essential Information

MLS® # E4454900

Price \$308,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,265
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	20 Sunset Boulevard
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0N5

Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 25th, 2025

Days on Market 3

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 28th, 2025 at 8:47am MDT