

## \$350,000 - 60 Sunset Boulevard, St. Albert

MLS® #E4432921

**\$350,000**

4 Bedroom, 1.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome home. This 1045 Sq ft bungalow is situated on a large corner lot and offers a single attached garage with additional attached carport. The bright and spacious main floor has a large living room and a modern upgraded kitchen. In addition there are 3 spacious bedrooms on the main floor. The basement requires a few finishing touches but offers a large family room, additional bedroom and den space. This home is conveniently located close to schools, shopping and transportation. Property is offered "AS IS, WHERE IS" at time of possession with no warranties or representations.

Built in 1961

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432921               |
| Price          | \$350,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,045                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 60 Sunset Boulevard |
| Area        | St. Albert          |
| Subdivision | Sturgeon Heights    |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 0N9             |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | See Remarks                            |
| Parking   | Single Carport, Single Garage Attached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Corner Lot, Flat Site, Not Fenced, Schools, Shopping Nearby |
| Roof              | See Remarks                                                 |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 6:47pm MDT