

## \$999,900 - 53 Sturgeon Road, St. Albert

MLS® #E4445102

**\$999,900**

6 Bedroom, 4.50 Bathroom, 2,684 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Discover an exceptional opportunity along the scenic Sturgeon River! Zoned R3A, this property offers versatile potential for medium density residential or the chance to renovate to create your dream home. Nestled in the heart of St. Albert, enjoy breathtaking river views in a truly unique location. The property features a convenient basement bachelor suite with a separate exterior entrance—perfect for accommodating multi-generational living. The main residence boasts 5 spacious bedrooms—3 upstairs plus a flex room that could be used as a bedroom and 2 in the basement—along with separate laundry facilities on each level for added convenience. With 3.5 bathrooms in the main home and an additional bathroom in the basement suite, plus a dedicated kitchen in the lower unit, this home offers outstanding flexibility. The property sits on a generous 0.41 acre pie-shaped lot, providing ample storage options and outdoor space. A double attached garage completes this fantastic property. Don't wait!

Built in 1969

### Essential Information

MLS® # E4445102

Price \$999,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,684                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 53 Sturgeon Road |
| Area        | St. Albert       |
| Subdivision | Braeside         |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0E8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vaulted Ceiling        |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Hot Water, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Private Setting, River View, View Downtown, Waterfront Property |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Sir Alexander Mackenzie |
| Middle     | Lorne Akins             |
| High       | Paul Kane               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 8               |
| 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 July 8th, 2025 at 5:47am MDT