

## \$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 8

Zoning Zone 24

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