

## \$399,000 - 61 Beacon Crescent, St. Albert

MLS® #E4460292

**\$399,000**

4 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Amazing investment opportunity! Fully finished bi-level in the heart of Braeside. Boasts 3 bedroom up with 2 bathrooms up and in the fully finished basement you will find kitchenette, 2 bedrooms & 3 piece bath. Features up & down laundry! Separate back entrance perfect for private access to basement. Plenty of family space both up & down! Close to downtown, walking trails, bus routes, and schools.

Built in 1971

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460292               |
| Price          | \$399,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,216                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information



|             |                    |
|-------------|--------------------|
| Address     | 61 Beacon Crescent |
| Area        | St. Albert         |
| Subdivision | Braeside           |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0A4            |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | See Remarks                                  |
| Parking   | Front Drive Access, Parking Pad Cement/Paved |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco        |
| Exterior Features | Fenced, See Remarks |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco        |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 24           |

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Listing information last updated on October 14th, 2025 at 4:17am MDT