

## \$538,000 - 1 Sylvan Drive, St. Albert

MLS® #E4461885

**\$538,000**

4 Bedroom, 2.00 Bathroom, 1,860 sqft

Single Family on 0.00 Acres

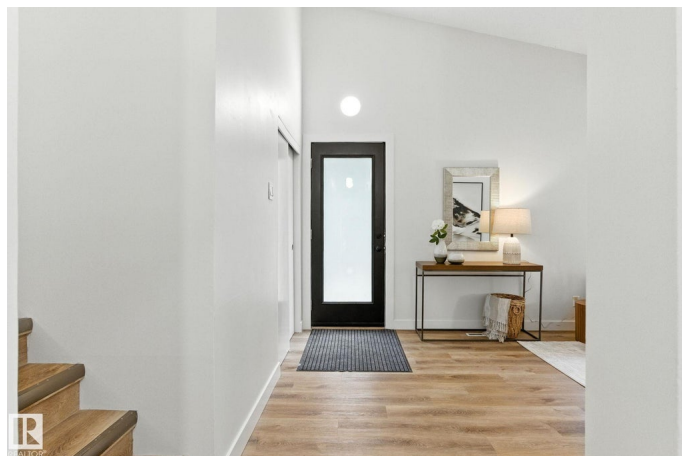
Sturgeon Heights, St. Albert, AB

This Sturgeon Heights beauty has it all with \$150,000 worth of renovations! Massive 75x110 lot, 4 beds and 2 full baths, heated oversized attached garage, and a total of 2423 square feet of living space! Cozy wood stove, incredible games room, and a showstopper backyard with firepit. Walk to all school levels, and the St. Albert Farmers' Market. Upgrades include new shingles, soffit, fascia, gutters, downspouts, vinyl windows, kitchen with quartz countertops, new appliances, fully renovated bathrooms with jacuzzi tub, basement with dry bar, vinyl plank flooring, new lighting & plumbing fixtures, rubber-paved driveway, fence, landscaping, and more! Need anything else done? We can make it happen before possession!

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461885  |
| Price          | \$538,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,860     |
| Acres          | 0.00      |
| Year Built     | 1962      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 5 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1 Sylvan Drive   |
| Area        | St. Albert       |
| Subdivision | Sturgeon Heights |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0G7          |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Fire Pit, Hot Water Natural Gas, See Remarks |
| Parking   | Over Sized, Single Garage Attached                                                  |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Forced Air-2, Natural Gas                          |
| Fireplace    | Yes                                                              |
| Fireplaces   | Woodstove                                                        |
| Stories      | 5                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 24            |

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Listing information last updated on October 19th, 2025 at 8:32am MDT