

## \$418,000 - 75 Sunset Boulevard, St. Albert

MLS® #E4453025

**\$418,000**

4 Bedroom, 2.00 Bathroom, 1,089 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

THEY JUST DON'T BUILD THEM LIKE THIS ANYMORE! Welcome to this SOLID mid-century bungalow, tucked away on a tree-lined street in beloved Sturgeon Heights. Upon arriving, you will be instantly appreciative of the timeless curb-appeal & thoughtful landscaping. Step inside to the METICULOUS home & be greeted by a functional layout, endless natural light & timeless appointments like OAK HARDWOOD & MID-CENTURY APPOINTMENTS. The main floor has a large kitchen, spacious dining area w/ build-in china cabinet, 3 sizable bedrooms & a full bathroom. Downstairs you will find a large family room w/ built-in bar, another full bathroom, 4th bedroom, workshop area & large laundry/utility space. Proceed to the backyard & find you oasis with it's MASSIVE garden, ample green-space & more. Enjoy the attached garage, as well as long driveway & w/ plenty of room for parking. This home is just steps away from multiple schools, Fountain Park Pool, Sturgeon River, Perron District (downtown) & much more. Don't miss this one!

Built in 1962

### Essential Information

MLS® # E4453025

Price \$418,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,089                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 75 Sunset Boulevard |
| Area        | St. Albert          |
| Subdivision | Sturgeon Heights    |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 0P2             |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Off Street Parking, No Smoking Home |
| Parking   | Single Garage Attached              |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Stories      | 2                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Finished                                                                                  |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                      |
| Exterior Features | Fenced, Landscaped, Level Land, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Leo Nickerson |
| Middle     | Lorne Akins   |
| High       | Paul Kane     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| 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 August 16th, 2025 at 11:47pm MDT