

## **\$350,000 - 60 Sunset Boulevard, St. Albert**

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MLS® #E4432921

### **\$350,000**

4 Bedroom, 1.00 Bathroom, 1,045 sqft  
Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome home. This 1045 Sq ft bungalow is situated on a large corner lot and offers a single attached garage with additional attached carport. The bright and spacious main floor has a large living room and a modern upgraded kitchen. In addition there are 3 spacious bedrooms on the main floor. The basement requires a few finishing touches but offers a large family room, additional bedroom and den space. This home is conveniently located close to schools, shopping and transportation. Property is offered "AS IS, WHERE IS" at time of possession with no warranties or representations.



Built in 1961

### **Essential Information**

MLS® #	E4432921
Price	\$350,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,045
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family

Style Bungalow  
Status Active

### Community Information

Address 60 Sunset Boulevard  
Area St. Albert  
Subdivision Sturgeon Heights  
City St. Albert  
County ALBERTA  
Province AB  
Postal Code T8N 0N9

### Amenities

Amenities See Remarks  
Parking Single Carport, Single Garage Attached

### Interior

Appliances See Remarks  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Corner Lot, Flat Site, Not Fenced, Schools, Shopping Nearby  
Roof See Remarks  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 25th, 2025  
Days on Market 3  
Zoning Zone 24

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Listing information last updated on April 28th, 2025 at 7:02am MDT