

\$389,900 - 2 Sunset Boulevard, St. Albert

MLS® #E4444420

\$389,900

3 Bedroom, 2.00 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome to this beautiful 1,340 sq ft bungalow, perfectly positioned on a massive corner lot that offers space, character, and undeniable curb appeal. Step inside to a bright and inviting main floor featuring a cozy living area and a sun-soaked four-season sunroom—ideal for relaxing or entertaining all year round. The main level includes 2 spacious bedrooms and a full 3-piece bathroom. Downstairs, you'll find a truly unique finished basement with a one-of-a-kind layout, complete with a built-in bar, a large laundry room, a third bedroom, and an additional 3-piece bathroom—perfect for hosting guests or enjoying a quiet night in. Outside, the beautifully landscaped yard is your private retreat, highlighted by a custom fountain that brings a peaceful, tranquil feel to the space. This home is truly one-of-a-kind with endless potential in a fantastic location!

Built in 1962

Essential Information

MLS® #	E4444420
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,340



Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	2 Sunset Boulevard
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1N6

Amenities

Amenities	Fire Pit, Sunroom
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	5

Zoning

Zone 24

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