

\$449,000 - 36 Broadview Crescent, St. Albert

MLS® #E4454618

\$449,000

4 Bedroom, 2.50 Bathroom, 1,613 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Welcome to this spacious St. Albert two-storey offering 5 bedrooms, 4 bathrooms, and exceptional flexibility. Upstairs features 4 bedrooms, including a skylit main bath. The lower level includes a 5th bedroom (or den), full bath, and an in-law suite with kitchen and private side entrance – great for extended family or potential secondary suite. Set on a reverse pie lot, the west-facing backyard is surrounded by mature trees and offers a large deck, sunroom/outdoor living room, fire pit, and sheltered side storage. Inside, enjoy a bright living room, formal dining, family room with wood-burning fireplace, and functional kitchen. Upgrades include Carrier Infinity furnace (2023), hot water tank (2023), roof with venting (2021), new carpet (2025), and fencing (2023). Extras: central vac, washer/dryer, 2 stoves, 2 fridges, dishwasher, hood fans. Walkable to schools, parks, pool, library, and Farmersâ€™ Market. A welcoming, tight-knit community makes this home a rare find!

Built in 1969

Essential Information

MLS® # E4454618

Price \$449,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,613
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	36 Broadview Crescent
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0B2

Amenities

Amenities	Deck, Detectors Smoke, Guest Suite, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks
Parking	Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, No Back Lane, No Through

Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 25th, 2025
Days on Market	2
Zoning	Zone 24

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