

## \$399,900 - 81 Sunset Boulevard, St. Albert

MLS® #E4462142

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

One of the larger homes in the area. This is a clean bungalow with 3 bedrooms and one bathroom on the main floor. Great potential for a suite in the basement as it already has main floor laundry, a separate entrance to the basement, roughed in plumbing for a bathroom and a separate furnace for each level. Other features include newer triple pane windows, a large yard and concrete parking area.

Built in 1961

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462142               |
| Price          | \$399,900              |
| Lease Rate     | \$20                   |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,192                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 81 Sunset Boulevard |
| Area        | St. Albert          |
| Subdivision | Sturgeon Heights    |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 0P2             |

### **Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Off Street Parking, On Street Parking        |
| Parking   | Front Drive Access, Parking Pad Cement/Paved |

### **Interior**

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-2, Natural Gas                                                   |
| Stories      | 1                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, See Remarks                                                           |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 24            |

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Listing information last updated on October 23rd, 2025 at 2:32am MDT