

## \$999,900 - 53 Sturgeon Road, St. Albert

MLS® #E4445102

**\$999,900**

6 Bedroom, 4.50 Bathroom, 2,684 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Discover an exceptional opportunity along the scenic Sturgeon River! Zoned R3A, this property offers versatile potential for medium density residential or the chance to renovate to create your dream home. Nestled in the heart of St. Albert, enjoy breathtaking river views in a truly unique location. The property features a convenient basement bachelor suite with a separate exterior entrance—perfect for accommodating multi-generational living. The main residence boasts 5 spacious bedrooms—3 upstairs plus a flex room that could be used as a bedroom and 2 in the basement—along with separate laundry facilities on each level for added convenience. With 3.5 bathrooms in the main home and an additional bathroom in the basement suite, plus a dedicated kitchen in the lower unit, this home offers outstanding flexibility. The property sits on a generous 0.41 acre pie-shaped lot, providing ample storage options and outdoor space. A double attached garage completes this fantastic property. Don't wait!

Built in 1969

### Essential Information

MLS® # E4445102

Price \$999,900



Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,684
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53 Sturgeon Road
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0E8

### Amenities

Amenities	Vaulted Ceiling
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Private Setting, River View, View Downtown, Waterfront Property
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sir Alexander Mackenzie
Middle	Lorne Akins
High	Paul Kane

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	3
Zoning	Zone 24

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