

## \$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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Listing information last updated on July 1st, 2025 at 7:17am MDT