

## \$350,000 - 60 Sunset Boulevard, St. Albert

MLS® #E4432921

**\$350,000**

4 Bedroom, 1.00 Bathroom, 1,045 sqft  
Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome home. This 1045 Sq ft bungalow is situated on a large corner lot and offers a single attached garage with additional attached carport. The bright and spacious main floor has a large living room and a modern upgraded kitchen. In addition there are 3 spacious bedrooms on the main floor. The basement requires a few finishing touches but offers a large family room, additional bedroom and den space. This home is conveniently located close to schools, shopping and transportation. Property is offered "AS IS, WHERE IS" at time of possession with no warranties or representations.

Built in 1961

### Essential Information

MLS® #	E4432921
Price	\$350,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,045
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	60 Sunset Boulevard
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0N9

### Amenities

Amenities	See Remarks
Parking	Single Carport, Single Garage Attached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Flat Site, Not Fenced, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	42
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 10:17am MDT