

# **\$1,699,900 - 57 Sturgeon Road, St. Albert**

MLS® #E4437315

**\$1,699,900**

6 Bedroom, 4.50 Bathroom, 3,219 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

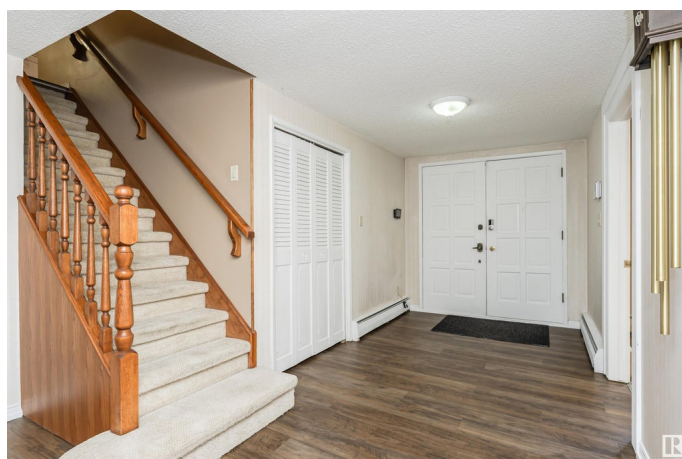
Unparalleled Opportunity Awaits You!

Welcome to this exceptional 1.17-acre lot in the heart of St. Albert. This rare gem backs directly onto the Sturgeon River while siding a beautiful park, providing a serene and scenic environment for your future home or development project. Zoned R3A, this prime property is perfectly positioned for multi-family development, presenting an exciting chance for investors and builders alike. Alternatively, if you envision a dream home surrounded by nature, you can choose to update the existing residence or start fresh and design a custom home tailored to your lifestyle. Relish in the vibrant community atmosphere that downtown St. Albert offers. Walking distance to the famous St. Albert Farmer's Market. There is also a walking bridge almost directly across the back of the lot that leads to St. Albert Centre and Canadian Tire. With plenty of space to create your own slice of paradise, opportunities like this are truly a rarity!

Built in 1967

## **Essential Information**

MLS® #	E4437315
Price	\$1,699,900
Bedrooms	6
Bathrooms	4.50



Full Baths	4
Half Baths	1
Square Footage	3,219
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	57 Sturgeon Road
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0E8

### Amenities

Amenities	Infill Property
Parking	Double Garage Attached, Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Park/Reserve, River View
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sir Alexander Mackenzie
Middle	Richard S. Fowler
High	Paul Kane

**Additional Information**

Date Listed	May 19th, 2025
Days on Market	5
Zoning	Zone 24

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Listing information last updated on May 23rd, 2025 at 10:47pm MDT