

Courtesy Of Jarred Lusk Of Real Broker

## \$299,900 - 3a Burnham Avenue, St. Albert

MLS® #E4443622

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,307 sqft  
Condo / Townhouse on 0.00 Acres

Braeside, St. Albert, AB

Welcome to 3A Burnham Avenue in beautiful St. Albert! With over 1800 sqft of living space, this 4 bed, 3 bath townhouse with walkout basement is perfect for families, first-time buyers, or investors. Located on a quiet, tree-lined street, this home features a fully finished basement, large fully fenced yard, and two outdoor parking stalls. Upstairs you'll find three spacious bedrooms, with a fourth bedroom located in the basement—ideal for guests, a home office, or teen retreat. Enjoy outdoor living on the large deck with gazebo, perfect for relaxing or entertaining. Just steps away from the scenic Red Willow Trail System, plus easy access to shopping at St. Albert Centre, schools, transit, and more. Pet-friendly and move-in ready, this is a rare find in a sought-after location! This home offers comfort, space, and a lifestyle you'll love! Welcome home!

Built in 1971

### Essential Information

MLS® #	E4443622
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2



Square Footage	1,307
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3a Burnham Avenue
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1X7

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, Walkout Basement
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	11
Zoning	Zone 24
Condo Fee	\$475

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Listing information last updated on July 1st, 2025 at 6:47pm MDT