

## **\$427,888 - 49 Sheridan Drive, St. Albert**

MLS® #E4420365

### **\$427,888**

4 Bedroom, 2.00 Bathroom, 1,042 sqft  
Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Terrific opportunity to live in this 4 bedroom bungalow nestled in a mature, tree-lined, quiet street of Sturgeon Heights. This lovely peaceful setting is a secluded oasis within the bustling city yet is just steps to all amenities; schools, parks, Fountain Park Rec Centre, shopping and quick access to the Henday. Lots of nice features: upgraded flooring, windows, huge rec room with gas fireplace, spacious 4th bedroom with 3 pc bath, lovely generously sized back yard and oversized double garage with large parking pad providing space for RV or additional vehicles. 24' long garage allows you to park your truck or larger SUV in the garage, what a treat! Such a convenient location, commute to anywhere quickly, this is the perfect package to call Home Sweet Home!

Built in 1960

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4420365  |
| Price          | \$427,888 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,042     |
| Acres          | 0.00      |
| Year Built     | 1960      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 49 Sheridan Drive |
| Area        | St. Albert        |
| Subdivision | Sturgeon Heights  |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 1N1           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | No Smoking Home, Patio, Vinyl Windows                  |
| Parking   | Double Garage Detached, Front Drive Access, Over Sized |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Glass Door  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 61                 |
| 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 April 6th, 2025 at 7:02pm MDT