

## **\$395,000 - 1 Sylvan Drive, St. Albert**

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MLS® #E4421931

**\$395,000**

4 Bedroom, 2.00 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Calling all INVESTORS!!!! MOTIVATED TO SELL This rare opportunity doesn't knock twice! Nestled in Sturgeon's prime location, this home is a blank canvas ready for transformation. It offers a solid foundation with endless potential for renovations. Whether you're looking to flip, rent, or customize to your personal style, this property has PLENTY to work with. The spacious layout provides ample room for upgrades, and the large lot offers options for expansion or outdoor enhancements. With a bit of TLC, this home can easily be transformed into a stunning investment property or your dream residence. Wood stove fire place, Cozy family room and den. With a floor plan like this, there's space for the whole family to enjoy! This neighborhood is highly desirable, with easy access to local primary, JR High and High Schools. St. Albert's Farmer's market is a short walk away! Bring your vision, tools, and creativity – this property is ready to shine with the right touch!



Built in 1962

### **Essential Information**

MLS® #	E4421931
Price	\$395,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	1 Sylvan Drive
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0G7

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Patio, Vaulted Ceiling, Walk-up Basement, Workshop
Parking Spaces	4
Parking	Tandem

### **Interior**

Appliances	Dishwasher - Energy Star, Dryer, Refrigerator-Energy Star, Washer - Energy Star
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **School Information**

Elementary Sir Alex Mac  
Middle Fowler, Catholic School  
High Paul Kane, Leo Nickerson

### **Additional Information**

Date Listed February 18th, 2025  
Days on Market 22  
Zoning Zone 24

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