

## \$474,900 - 14 Spruce Crescent, St. Albert

MLS® #E4425725

**\$474,900**

4 Bedroom, 2.00 Bathroom, 1,178 sqft  
Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome Home! This 1170 sq ft home is situated on a HUGE PIE lot in a quiet cul-de-sac within a crescent! LOCATION! LOCATION! LOCATION-it doesn't get any better! This 2+2 bedrm raised bungalow has been lovingly cared for. The front covered veranda is a perfect spot to unwind, overlooking a quiet park. The living rm is full of charm & character with stained glass, custom cut-outs, hardwood & vintage electric F/P. The dining nook has access to the deck & white kitchen features island & SS appliances. The O/S primary bedrm is spacious with 2 closets. The main floor is completed with W/I linen closet, 4 piece bath & 2nd bedrm. The basement is F/F with 10 ft ceilings, 2 spacious bedrms, rec room, laundry & 3 pc bath with spa shower. Newer paved driveway to O/S double garage (21X26). The yard is a gardeners dream! With mature trees & loads of space to for the kids to play & a huge shed for the toys! Close to ALL levels of schools, parks, trails, Farmer's Market, swimming & fitness! Just move in & ENJOY!

Built in 1964

### Essential Information

MLS® #	E4425725
Price	\$474,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14 Spruce Crescent
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0H6

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Sir Alexander Mackenzie  
Middle Lorne Akins  
High Paul Kane

### **Additional Information**

Date Listed March 14th, 2025  
Zoning Zone 24

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