

## \$539,900 - 13 Bellevue Crescent, St. Albert

MLS® #E4436585

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,635 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Impeccably maintained home nestled on a quiet, tree-lined street in desirable Braeside, backing directly onto the ravine. Located in a peaceful, family-friendly neighborhood, this bright & inviting home boasts abundant natural light & a Southwest-facing backyard oasis. The main level features a spacious entry with warm hardwood floors, a bright living room, & a kitchen with stainless steel appliances & a gas stove. Adjacent is a cozy dining nook & a sunlit family room with a wood-burning fireplace, plus a third bedroom with a private 4pc ensuite. Upstairs are two generously sized bedrooms & two full bathrooms—one with an ensuite, & the other with access to a private second-floor deck overlooking the ravine. The fully finished basement includes a large rec room, laundry, ample storage, & potential for a fourth bedroom. Enjoy the private backyard with a brick patio, gas BBQ hookup, & wood deck. The oversized heated double garage is ideal for a workshop. Updates: HWT 2022, shingles & furnace (2024).

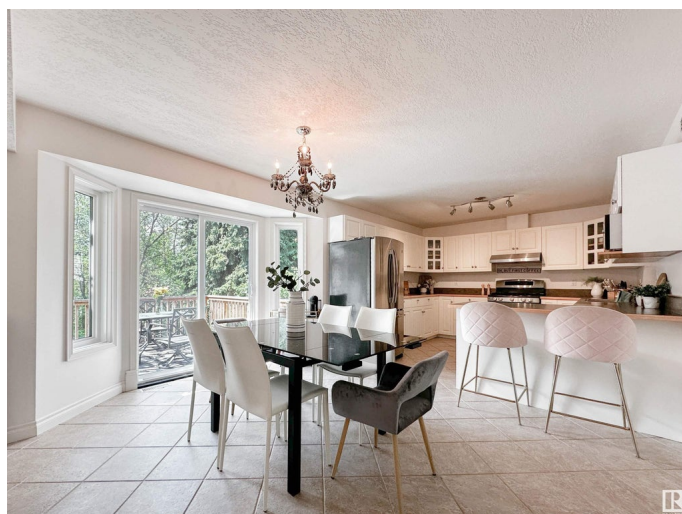
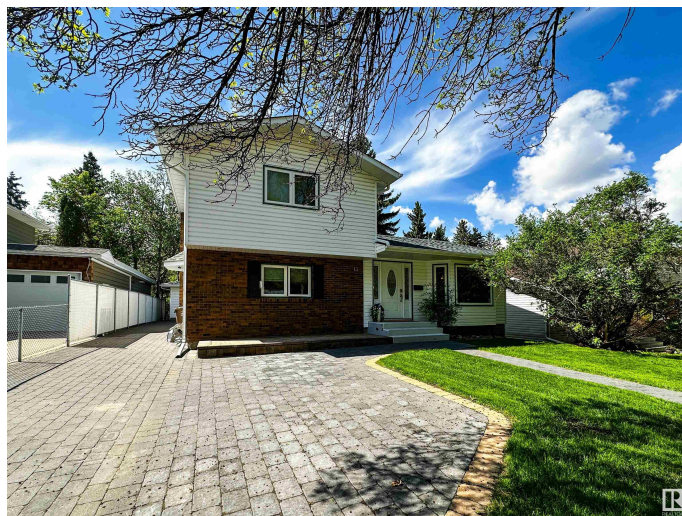
Built in 1969

### Essential Information

MLS® # E4436585

Price \$539,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,635
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13 Bellevue Crescent
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0A5

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Patio, See Remarks, Vacuum System-Roughed-In
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	3
Zoning	Zone 24

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Listing information last updated on May 18th, 2025 at 7:17pm MDT