

## \$449,900 - 2 Sycamore Avenue, St. Albert

MLS® #E4436757

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,320 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Discover this charming, character-filled bungalow in mature Sturgeon Heights—perfect for empty nesters or first-time homeowners seeking comfort, space, and style. The welcoming living room features updated VP floors and large, bright windows. A well-appointed kitchen offers ample cabinetry and counter space, flowing into a cozy dining area ideal for relaxed meals and entertaining. The true highlight is the private primary suite with vaulted ceilings, gas fireplace, spa-inspired standalone tub, walk-in dressing room, deck access, and generous storage. A second main floor bedroom and updated 4-piece bath add convenience. The fully finished basement includes a spacious family room, guest bedroom, 3-piece bath, den, and large laundry/storage area. The heated attached garage with loft is perfect for a studio or flex space. Many recent updates including windows, main floor bath, flooring, central AC, washer/dryer and more. Enjoy the peaceful backyard overlooking green space—private, quiet, and family-friendly.

Built in 1964

### Essential Information

MLS® # E4436757

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2 Sycamore Avenue
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0K3

### Amenities

Amenities	Air Conditioner, No Smoking Home, Vaulted Ceiling
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
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Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	4
Zoning	Zone 24

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Listing information last updated on May 19th, 2025 at 11:32am MDT