

## \$2,350,000 - 14a Birch Drive, St. Albert

MLS® #E4449938

**\$2,350,000**

4 Bedroom, 3.50 Bathroom, 3,462 sqft

Single Family on 0.00 Acres

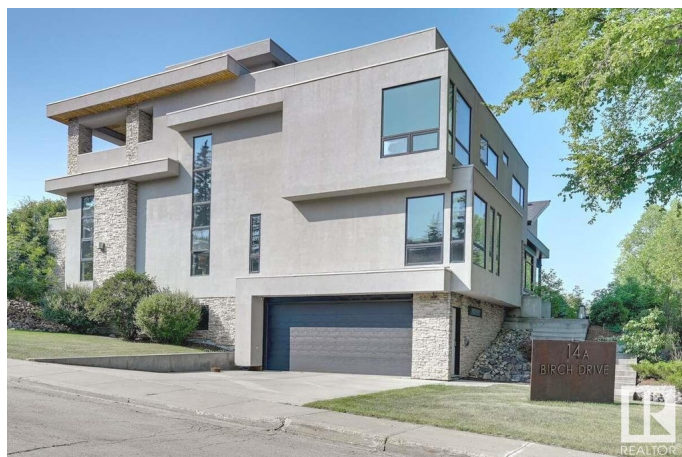
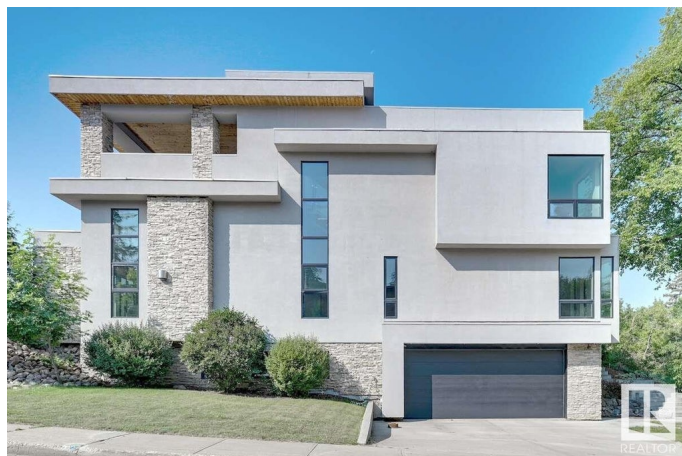
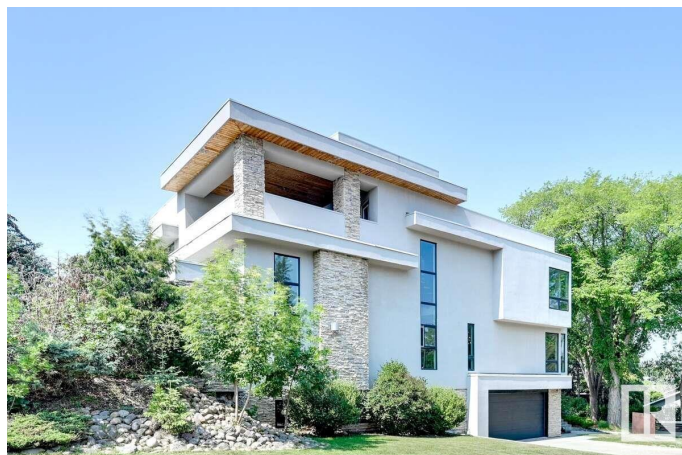
Braeside, St. Albert, AB

For more information, please click on "View Listing on Realtor Website". An architectural retreat in Braeside, St. Albert's most coveted neighbourhood. With over 4,700 sqft of finished space this custom home blends sculptural design with quiet luxury. Soaring ceilings, triple-pane glass, and a floating steel staircase define the main floor, anchored by polished concrete and a chef's kitchen with SubZero and Viking appliances. Upstairs: a peaceful loft, light-filled bedrooms, and a spa-inspired primary suite. Finished basement features a wood burning fireplace, bedroom, full bath, and integrated double garage. 1,400+ sqft rooftop terrace with 400 sqft covered lounge and rough-ins for an outdoor kitchen. Radiant in-floor heating, air handling with integrated coil, and passive solar design keep the home cool without conventional A/C. Located steps from schools, trails, and the Farmers Market, this home offers modern living in St. Albert's most walkable enclave.

Built in 2011

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4449938    |
| Price    | \$2,350,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,462                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14a Birch Drive |
| Area        | St. Albert      |
| Subdivision | Braeside        |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 0C9         |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Walkout Basement, See Remarks, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                       |
| Parking        | Double Garage Attached                                                                                                                  |

### Interior

|              |                                                                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Appliances Negotiable, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating      | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                  |
| Fireplace    | Yes                                                                                                                                                                                                              |
| Fireplaces   | Direct Vent                                                                                                                                                                                                      |
| Stories      | 3                                                                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                              |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, View City, See Remarks |
| Roof              | EPDM Membrane                                                                                                    |
| Construction      | Wood, Stone, Stucco                                                                                              |
| Foundation        | Concrete Perimeter                                                                                               |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Sir Alexander MacKenzie |
| Middle     | Lorne Akins Junior High |
| High       | Paul Kane High School   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 43              |
| 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 September 7th, 2025 at 1:32am MDT